

Tallahassee/ Leon County, Florida

Comprehensive Plan Reform

Mixed Use Policies Final Report

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Overview

Tallahassee and Leon County face a wide range of growth related challenges, including the challenge of balancing predictability and flexibility in regulating development. The comprehensive plan designates much of the land within the urban service area for mixed use development, which provides broad flexibility in the types of land uses and development patterns. However, as will be discussed in the subsequent sections, ambiguities in the plan and the poor correlation between the plan applicable land development regulations have reduced the predictability of land development decisions for applicants, adjacent property owners and decision-makers. This lack of predictability translates into controversy during the development review process and lack of trust in public decision-making.

This memorandum

- identifies the challenges related to mixed use planning and development;
- evaluates the City's alternatives to address these challenges; and
- recommends a strategy that will enable the City and County to retain the flexibility to respond to varied market conditions and property owner desires, while ensuring that the outcomes of development are predictable in terms of character, compatibility and intensity.

History of Mixed Use Planning in Tallahassee/Leon County¹

The Comprehensive Plan was adopted on July 16, 1990, after extensive review by local governments, citizens and the Department of Community Affairs. The initial Land Use Map included a Mixed Use category that was intended to be implemented through performance standards. Concerns from neighborhood groups about the effect of broad mixed use application lead to the creation of three mixed use categories and the Residential Preservation category. A location criteria matrix that was developed to implement the mixed use development categories was included in both the plan and the code. The matrix was found to be too complex to use in determining the appropriate uses for any given property. Consequently, the Planning Commission adopted a policy to implement the plan through site-specific zoning, which applied conventional zoning to the mixed use areas. Over time, the application of site specific zoning, combined with the application of plan standards that are not consistent with the intent statements for each Mixed Use category has lead to increasing frustration with the existing mixed use strategy.

Existing Mixed Use Strategy

The Plan provisions for Tallahassee and Leon County's mixed use strategy are included in Appendix A of this report. Taken as a whole, the intent of the different mixed use categories is relatively obvious, but the individual provisions obscure this intent. The mixed use categories currently include:

- **Mixed Use A**, which is intended to "create a village atmosphere with an emphasis on low to medium density residential land use, small scale commercial shopping opportunities for area residents, schools and churches, and recreational and leisure-oriented amenities for the enjoyment of area residents."
- **Mixed Use B**, which is intended to "create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities in close proximity to low to medium density residential land uses. Employment opportunities should be located close residential areas, if possible within walking distance. Business activities are not intended to be limited to serve area

¹ Excerpted from Planning Commission Retreat Attachment C, History and Evolution of the 2010 Comprehensive Plan, January 15, 2003.

residents, and as a result may attract shoppers from throughout larger portions of the community."

- **Mixed Use C**, which is intended to "create a cosmopolitan urban center wherein employment opportunities, including offices, retailing, and enclosed manufacturing, and medium to high density residential development are integral components. Opportunities for shopping, recreation, and entertainment are also provided maximizing day and nighttime activity in the cosmopolitan urban center."

These distinct descriptions suggest that Mixed Use A should consist of neighborhood-scale residential and commercial development, that Mixed Use B should include community-scale shopping in proximity to moderate density residential development, and that Mixed Use C will result in high intensity urban centers similar to existing downtown Tallahassee. The plan directs the user's attention to Objective 1.7 to establish use patterns and the types of commercial centers allowed in each mixed use category. Unreferenced Policy 1.3.4 requires a hierarchical review of primary, secondary and tertiary development patterns within each Mixed Use category. This policy is intended to provide greater discretion in approving development patterns that are inconsistent with the prevailing character or intensity of the primary development patterns. Additional directives for large development tracts are included in objectives 6.1 (Target Planning Areas) and 6.2 (Critical Planning Areas).

Land Use Objective 1.7 and related policies are intended to define the intensity, character and mix of different development patterns in each of these areas. Policies 1.7.1 through 1.7.9 establish the following development patterns:

- Low Density Residential – appropriate in Mixed Use A, B & C
- Medium Density Residential – appropriate in Mixed Use A, B & C
- Low Density Residential Office – appropriate in Mixed Use A, B & C
- Medium Density Residential Office – appropriate in Mixed Use A, B & C
- Village Center – appropriate in Mixed Use A, B & C
- Medical Center – appropriate in Mixed Use A, B & C
- Suburban Corridor – appropriate in Mixed Use A, B & C
- Urban Pedestrian – appropriate in Mixed Use B & C
- Light Industrial – no direct linkage, but text implies that it may be appropriate in Mixed Use A, B & C

Note that each of the use patterns, except urban pedestrian, may be appropriate in each mixed use category. Additional language expands on the intent of the pattern, allowable intensities and various location criteria. In the broad context of a neighborhood and Objective 1.7, most of the provisions make sense. However, the plan provides no direction about the application of these development patterns on individual parcels or in areas with fragmented ownership patterns. For instance, the owner of a 20 acre property designated Mixed Use A with arterial street access could establish any use pattern except urban pedestrian.

Policy 1.7.10 establishes/ summarizes standards applicable to each Mixed Use Category, including the proportion of primary, secondary and tertiary development patterns, whether individual development patterns are primary, secondary or tertiary, allowable land uses, the maximum size of commercial buildings and the maximum residential density. Unfortunately, this exhibit fails to establish meaningful standards that relate development patterns to specific development parcels. Specifically:

- The proportions of primary, secondary and tertiary development patterns should establish an appropriate mix in each area, but there is no clear way to apply these proportions. Ostensibly, the hierarchy of land use approvals referenced in Policy 1.3.4 should give greater discretion in approving secondary and tertiary uses, but existing land development regulations provide no way to implement this policy other than through site specific zoning.
- There is no distinction between the sizes of commercial buildings per parcel authorized within the Mixed Use A, B and C categories.

- By establishing maximum building size per parcel, the standards fail to address the scale or magnitude of non-residential centers (e.g., 15 adjacent parcels with 200,000 square feet on each parcel would be consistent with the Village Center standards).
- The floor area ratios are inconsistent with the development patterns, which, when combined with the lack of distinctions between maximum building sizes, facilitates big box development in a Village Center, but would prohibit a typical main street commercial strip.
- The lack of minimum residential densities allows suburban residential development patterns in all areas, including Urban Pedestrian Centers.

Policy 3.1.2 classifies the types of commercial centers by scale, but this policy is not applicable to mixed use development. However, this policy provides much better guidance for the location and scale of non-residential development than is provided under Objective 1.7.

The Mixed Use Challenge

The comprehensive plan establishes three mixed use future land use categories. In a series of focus group meetings, which are summarized in **Appendix B**, there was clear consensus that mixed use planning and development regulation have not produced the desired results. While the Plan suggests development patterns that may be appropriate in each of the categories, there is little connection between the plan's descriptions of these categories and the requirements for development on the ground. For instance, whether appropriate for the site or not, the new Wal-Mart on Thomasville Road does not match the intent language for Mixed Use A ("creating a village atmosphere"). The poor connection between the plan and development has reduced the credence of the plan and planning process for both developers and neighborhood groups. The lack of predictability of the development process has increased conflicts between applicants, staff, decision-makers and the public. While the advent of site specific zoning restored some predictability, it also minimized the potential for mixed-use development, thus minimizing the potential for the type of development that initially inspired the mixed use categories.

One of the problems with the current mixed use strategy is that it facilitates multiple use development and discourages mixed use development. The existing mixed use categories are "jackpot" planning because each of the mixed use categories allows the application of site-specific zoning districts that range from residential to light industrial. This site specific zoning allows a single use or class of uses (e.g., residential, retail, office, or industrial) by right, but necessitates the highly discretionary, negotiated planned development process for an applicant wishing to develop and integrated mix of uses within a single development. Thus, the strategy allows a wide range of conventional development choices, but establishes procedural obstacles that discourage mixed use development.

The primary mixed use challenge facing Tallahassee and Leon County is to transform the existing mixed use categories into future land use categories that provide appropriate levels of certainty and flexibility for designated properties. Designated mixed use areas are characterized by wide variety of existing land use mixes, development intensities and transportation system capacities. Initially, the Mixed use A, B and C were intended to address the land use mix and intensity. Location and other standards, which were to have addressed the site suitability and compatibility, are no longer applicable to mixed use development. What remains are some standards that fail to effectively address project scale or character. Additionally, there is no guidance for the application of mixed use standards to individual tracts or parcels. Consequently, each tract is evaluated in isolation, with little consideration of the existing mix of land uses.

Evaluation Criteria for Alternatives

When evaluating alternative strategies to address mixed use development within the Tallahassee/Leon County urban service area, the following factors should be considered:

- **How well the strategy facilitates mixed use development** – the consensus among the Planning Commission, city, county and Planning Commission staff, and focus group participants is that the most effective strategy will facilitate creation of new mixed use development projects.
- **Whether conventional development will still be allowed in most situations** – the consensus of participants also recognized that there is strong market demand for conventional development that should continue to be allowed through the development process. The sole exception to this was in areas where more compact, pedestrian or transit-oriented development is desired. In these areas, the strategy should establish minimum densities, maximum setbacks and other criteria to establish walkable neighborhoods.
- **Whether it adequately differentiates the intensity and character of different mixed use areas throughout the urban service area** – the outcomes of the current strategy for Mixed Use A, B & C are difficult to distinguish. To be effective, the mixed use strategy must do a more predictable job of creating development that is consistent with the desired character and intensity in different areas. The strategy must address the mix of uses, scale of development, intensity of development and other development characteristics.
- **Whether it sets appropriate standards for land use transitions** – one critical outcome of the strategy will be its ability to protect existing development from incompatible or destabilizing influences. To achieve this, the strategy must address the land use transitions in a rational manner. Buffers may be an appropriate mitigation measure in suburban settings, but in more urban areas, the strategy will need to address compatibility through use and design standards.
- **Whether it can be applied to individual applications** – the mixed use objectives are relatively easy to achieve for large-scale development areas under common control, but relatively difficult to measure or achieve through incremental development of small projects. To be effective, the strategy must provide mechanisms to allow small-scale, single-use development, to measure the cumulative mix and to make adjustments to achieve a desirable mix of land uses.
- **How easily it can be administered and enforced** – the preferred strategy must be easy to understand, administer and enforce. To achieve this, standards must be clearly written and unambiguous. While some qualitative standards may be appropriate, most standards should be quantitative (e.g., setbacks, densities) or otherwise easily measured (e.g., property accesses arterial street). Furthermore, to allow relatively seamless plan implementation, development regulations should be adopted concurrently with the plan amendments.
- **The predictability of outcomes to individual development applications** – Applicants and their neighbors must understand what is allowed and required to happen on individual parcels.

Alternatives for Consideration in Tallahassee

The Planning Commission has considered the approaches summarized in Table 1 and rejected the option to eliminate mixed use categories. This section evaluates the implications of other strategies to clarify the mixed use issue in Tallahassee/Leon County's urban service area. More detailed discussion of each of these strategies follows the table.

Table 1: Alternative Approaches to Mixed Use

Approach	Focus	Features	Limitations
Eliminate mixed use categories	Revise the future land use map to assign more conventional land use categories outside target planning areas, critical planning areas and other large holdings that may be appropriate for mixed use development	Plan policies and LDRs will need to address creation of neighborhood commercial nodes that are generally too small to be mapped in the plan Plan policies and LDRs will need to establish more predictable criteria for establishment of mixed use PUD development	In light of hometown democracy, this approach is likely to create significant burdens for anyone who seeks to create a mixed use or new urbanist development.
Clarify policies to refine mixed use concept	Clarify policies to provide guidance for more effective application of site-specific zoning in the mixed use future land use categories, including the creation of appropriate mixed-use districts that are alternatives to the PUD	Requires least change to plan, with the primary clarifications being to policy 1.7.10 and the implementation of policy 1.3.4 through the land development regulations Plan would retain the land use flexibility / ambiguity in mixed use areas unless location criteria are re-established in the plan or LDRs LDRs would need to include detailed land use pattern guidance (e.g., form-based zoning)	City staff has expressed concerns about enforcing form-based code provisions unless they can be expressed in checklist form. Re-establishment of location criteria would require extensive input to gain support and minimize confusion / uncertainty in the development process
Clarify policies to refine mixed use concept and update the plan map	Refine the land use pattern concept and to scale back the mixed use to designations to areas that have the potential for mixed or multiple use	Supplements the minor plan amendment approach with map amendments Plan would include a refined list of development patterns that include additional categories established in local sector plans	Re-mapping would require more extensive initial outreach to affected property owners than other methods that clarify policies and LDRs
Revise mixed use categories in policies and on the map	Replace the Mixed Use A, B and C designations with an overlay system that more specifically addresses the intensities and use patterns that are appropriate throughout the mixed use areas	This approach creates finer gradations intensity, scale and use patterns associated with different areas (e.g., rural, rural, rural) Retains flexibility of mixed use designation, but eliminates ambiguities related to project type, scale and design. Overlays may be adopted through the plan or code, but if adopted through code alone, the plan should provide guidance. Will require development of form-based zoning to implement through LDRs	Introduces new system that will require significant education effort and modifications to LDRs With the creation of the overlay, the plan should provide guidance for transitions in the character of mixed use areas over time

Eliminate Mixed Use Concept

The replacement of the mixed use categories with conventional future land use categories would facilitate the application of site specific zoning and significantly increase the predictability of development outcomes. However, without an administrative process to allow mixed use development in some or all zoning districts, this change would discourage mixed use and reinforce the development of conventional, automobile oriented development with fragmented land use patterns. Whether the Commission chooses to encourage mixed use development through an administrative process or merely allow it through the discretionary planned development process, the comprehensive plan and land development regulations will need to be amended to describe the objectives, standards and procedures for mixed use development.

This approach could dramatically reduce the flexibility of new development to respond to changing market conditions, particularly if the Hometown Democracy² initiative is passed in

² The Hometown Democracy initiative would establish a constitutional amendment mandating an election for any plan amendment (text or map). If passed, plan amendments will become extraordinarily difficult to achieve.

November. While it may be possible to scale back currently designated mixed use areas, it is neither reasonable nor desirable to eliminate this category.

Clarify Mixed Use Policies

The "least change" approach to resolving the mixed-use issues identified in this report would be to modify policies 1.7.1 through 1.7.10 to provide better linkages between the intent of the mixed use categories, the development patterns and the standards to implement the categories. Rather than expanding the standards significantly in the plan, the land development regulations should be modified to include standards for each of the land use patterns as well as the procedures to implement policy 1.3.4.

This approach would retain the familiar mixed use categories. But to be effective, the range of development allowed in each of these categories should be narrowed significantly. The patterns should better address the issue of scale of non-residential and multi-family development, similar to the approach used in policy 3.1.2. Under this approach, Mixed Use A would include standards that yield smaller scale development than current standards allow. Mixed Use C would include standards that establish minimum development intensities and allow higher densities and larger scale projects than currently allowed.

This approach, while it would retain familiar terms, presumes that existing mapping is appropriate and that all desired mixed use development fits into the existing development pattern descriptions. It also presumes similar intensities within each category. For instance, all Mixed Use A would be relatively low intensity and all Mixed Use C would be relatively high intensity. While development regulations could be drafted to implement each of the development patterns and to ensure compatible land use transitions, the breadth of the three existing land use categories would continue to provide more flexibility than predictability. Predictability could be enhanced through the retention of site specific zoning. However, to facilitate mixed use development the land development regulations would need to establish "by right" mixed use development patterns in specific zoning districts.

Revise Mixed Use Policies and Plan Map

This strategy would include all of the policy and regulatory changes identified in the previous strategy in addition to refining the future land use map. Many of the mixed use areas mapped in the plan have been developed for single use purposes and should be reclassified to reflect existing or prevailing land uses. For instance, stable single family neighborhoods should be reclassified as residential preservation, fringe areas should be designated neighborhood boundary, and suburban commercial corridors should be designated Mixed Use B. These map changes would help protect existing neighborhoods and ensure that the narrowing of the development patterns in each mixed use category would not artificially limit the intensity of sites with higher intensity development potential than would be allowed in Mixed Use A or require greater minimum densities than would be appropriate.

This alternative would have strengths and weaknesses similar to the previous strategy, except that the map revisions would mitigate some of the problems arising from the breadth of the three mixed use categories.

Revise Mixed Use Categories

The alternative requiring the most change to address the existing mixed use issues would be to redefine the mixed use categories and refine the development patterns within each new category. In addition to involving the policy, mapping and regulatory changes identified in the previous strategies, this alternative would require significant public education and outreach to ensure that the changes are well understood and acceptable. If additional flexibility is desired, additional use patterns may be authorized through a discretionary approval process.

The key distinctions between the existing mixed use categories and those recommended under this strategy are the elimination of Mixed Use A, B and C, the creation of the Village Mixed Use,

Suburban and Planned Development future land use categories. The new proposed categories are:

- **Village Mixed Use**, which is lower in intensity and scale than existing Mixed Use A standards, but consistent with that category's intent language. To achieve this objective, this category should mandate traditional neighborhood development (TND) design. Note that the Village center would be the only use pattern that would allow commercial development at a larger scale than the neighborhood commercial pattern. Village Mixed Use could be applied to any parcel or group of parcels comprising at least 40 acres in size. Implementation of this category will require the adoption of TND regulations as part of the City and County land development regulations.
- **Suburban** mirrors the scale and intensity to the existing Mixed Use B category, but recognizes that individual developments in this future land use category may be single use, multiple use or mixed use. The primary changes in this category from Mixed Use B are the elimination of the percentages of land uses to be included in this category and the application of the Commercial Location Standards to development in this category.
- **Planned Development** combines the Target Planning Area and Critical Planning Area provisions into a single mixed use category. The primary changes are:
 - Assigning the Suburban category intensities to these areas, but requiring a mix of uses that would capture at least 20% of the trips within the project.
 - Formally requiring a Master Plan that would serve as an area plan that would be adopted outside the Comprehensive Plan.
 - The extension of the option to develop a portion of the property prior to Master Plan approval to tracts smaller than 1,000 acres. Previously the only way to develop any land in TPAs prior to planning the entire site was for school dedication or certain infrastructure improvements.

Consultant Recommendations

The following recommendations are the recommendations from the consultant for that the Planning Commission have directed the Consultant to pursue after preliminary discussions. They do not necessarily represent the final recommendations of staff or the Planning Commission.

1. Revise Mixed Use Categories
2. Revise Future Land Use Map
3. Revise the Zoning Ordinance to include TND provisions and to enable Form Based Zoning in more intensive mixed use categories (e.g., University Transition, Central Urban, Downtown, and Activity Center)

Recommended Revisions to Mixed Use Categories

The existing mixed use categories are too broad to adequately address the range of intensities of development within the urban service area unless the Commission reinstitutes more specific location criteria for the various use patterns. Previously adopted location criteria were unpopular, because they resulted in too much uncertainty for property owners, applicants and staff. The revisions to the mixed-use category described in the previous section and contained in **Appendix D** achieve the following objectives:

- a. Result in the least change from current provisions to simplify implementation;
- b. Provide greater certainty about the range of development permitted under each mixed use category;
- c. Distinguish the mixed use categories so the resulting development better reflects category purposes; and
- d. Eliminate excessive regulatory standards from the plan policies.

Revise Future Land Use Map

The future land use map should be revised as follows:

- Existing stable neighborhoods should be removed from the mixed use category and placed in the residential preservation category.
- Neighborhood boundary designation should be applied to appropriate areas around the new residential preservation areas
- Mixed Use A areas that have been developed or are appropriate for a variety of land uses should be redesignated as Suburban.
- Mixed Use A areas that do not have adequate access or are in primarily lower density areas should be classified as Urban Residential or, if they include at least 40 acres, Village Mixed Use.
- Mixed Use C areas should be redesignated as Suburban.

Revise the Development Regulations

The land development regulations should include district standards that better address mixed use issues. Mixed use development without adequate design standards is a prescription for future blight. Form-based zoning is an appropriate tool for ensuring appropriate design in mixed use areas currently classified as Central Urban, University Transition, Downtown and Activity Center. TND regulations will be necessary to implement the Village Mixed Use category.

Appendix A: Existing Mixed Use Provisions in Comprehensive Plan**MIXED USE** (Rev. Effective 12/23/96)

The Mixed Use Category is depicted on the Future Land Use Map as three different overlays: Mixed Use A, Mixed Use B and Mixed Use C. Each of these three different Mixed Use overlays establish differing proportions of allowed land uses and land use densities and intensities. These Mixed Use overlays are intended to be implemented by zoning districts which will reflect eleven different development patterns which are described in Objectives 1.7 and 6.1.

The Mixed Use Development patterns shall be applied through zoning and Land Development Regulations in a manner consistent with the Future Land Use Map delineation of Mixed Use overlays A, B and C. These eleven different development patterns are not intended to be mapped as part of the Future Land Use Map, rather they are intended to serve as a mechanism to assure that the appropriate location and mixture of land uses occur within each Mixed Use overlay.

Commercial development allocations in the Mixed Use Future Land Use Category are intended to limit gross leasable square footage per parcel as defined in the Land Development Regulations.

MIXED USE A (Rev. Effective 12/23/96)

Intended Function: Create a village atmosphere with an emphasis on low to medium density residential land use, small scale commercial shopping opportunities for area residents, schools and churches, and recreational and leisure-oriented amenities for the enjoyment of area residents.

The intensity of all nonresidential land uses shall be kept minimal to reduce the intrusive impact upon the residential land use. The intensity of all nonresidential land uses shall be kept minimal to reduce the intrusive impact upon the predominate residential land use. Traffic volumes and speeds shall be kept low, and parking for nonresidential uses shall be minimal. These characteristics are reflective of the village life-style.

The essential component of Mixed Use A is residential land use. The low to medium density residential development will be located to provide for maximum land use compatibility and enjoyment of recreational and leisure opportunities (recreational land uses are included in the description of Community Facilities). The village will also allow small shops and some services to serve nearby residents. Emphasis on commercial uses shall be limited to convenience, grocery, and small pharmacies and offices. Office and commercial development in scale with and meeting the needs of the surrounding predominately residential area are appropriate.

It is also possible that appropriate sites within the area designated for Mixed Use A may be developed for enclosed industrial uses. These are land uses that would usually be considered incompatible with the mixed use village, but due to site conditions, with careful design and facility planning, may be successfully integrated. Compatibility is also protected by allowing few such uses and limiting their size (development intensity).

All of the development patterns are appropriate within Mixed Use A as described in Policy 1.7.10. The development pattern descriptions established under Objective 1.7 guide the density and intensity, location and access to areas of complementary land use.

Allowed land uses within the Mixed Use A future land use category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Mixed Use A future land use category. In those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.

MIXED USE B (Rev. Effective 12/23/96)

Intended Function: Create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities in close proximity to low to medium density residential land uses. Employment opportunities should be located close residential areas, if possible within walking distance. Business activities are not intended to be limited to serve area residents; and as a result may attract shoppers from throughout larger portions of the community.

To complement the residential aspects of this development pattern, recreational opportunities, cultural activities, commercial attractions and night spots should be located nearby.

To reduce automobile dependency of residents and employers alike, mass transit stops should be located at both resident population centers and major businesses and employment centers.

All of the development patterns are appropriate within Mixed Use B as described in Policy 1.7.10. The development pattern descriptions established under Objective 1.7 guide the density and intensity, location and access to areas of complementary land use.

Allowed land uses within the Mixed Use B future land use category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Mixed Use B future land use category. In those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.

MIXED USE C (Rev. Effective 12/23/96)

Intended Function: Create a cosmopolitan urban center wherein employment opportunities, including offices, retailing, and enclosed manufacturing, and medium to high density residential development are integral components. Opportunities for shopping, recreation, and entertainment are also provided maximizing day and nighttime activity in the cosmopolitan urban center.

Mixed Use C is intended to provide all the benefits of urban life close by, perhaps within walking distance; the close location of multi-family residences to employment centers, especially office centers; the provision of shopping and dining opportunities for workers and residents; cultural and entertainment amenities for the enjoyment of residents as well as the entire community.

To reduce automobile dependency of residents and employers alike, mass transit stops should be located at both resident population centers and major businesses and employment centers.

All of the development patterns are appropriate within Mixed Use C as described in Policy 1.7.10. The development pattern descriptions established under Objective 1.7 guide the density and intensity, location and access to areas of complementary land use.

Allowed land uses within the Mixed Use C future land use category shall be regulated by zoning districts which implement the intent of this category.

Policy 1.3.4: [L] (Leon County only) (Effective 8/17/92)

The procedures for development approval as applicable to areas designated for Mixed Use on the Future Land Use Map shall be established as a hierarchical review within the land development regulations. The level of review shall be dependent upon the classification of proposed use as a primary, secondary, or tertiary use in the Comprehensive Plan.

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MIXED USE DEVELOPMENT PATTERNS

Objective 1.7: [L] (Effective 12/23/96)

The Comprehensive Plan provides an overall vision for the community. The arrangement of land uses is a major factor in achieving this vision. Within the Mixed Use Future Land Use Categories, land uses may be further separated to achieve efficient and environmentally sound development patterns and to promote the Plan's overall vision. This objective and its policies describe the development patterns associated with the Mixed Use Future Land Use Categories.

The following statements of intent express, in part, the overall vision of the community as established in the Comprehensive Plan. These statements of intent explain the basis for the development patterns described in the following policies and shall be achieved through the zoning process and other Land Development Regulations as appropriate. Application of these development patterns in combination with each other is expected to achieve these intents. Individual development patterns may only partially achieve the following purposes:

- a) Provide opportunity for residential, shopping, employment, education and recreation use within walking distance of each other;
- b) Promote higher density housing and concentrations of nonresidential activity in close proximity to each other;
- c) Provide for a range of housing opportunities which does not isolate families or individuals based upon age, income or race;
- d) Ensure that mapping of zoning districts is consistent the long term protection of environmental features;
- e) Ensure that mapping of zoning districts will be appropriate to location, access and surrounding land use;
- f) Ensure that mapping of zoning districts is consistent with the phasing and availability of infrastructure;
- g) Encourage a mix of complimentary land uses and concentrations of mixed use development in appropriate locations;
- h) Promote development patterns which reduce trip length and/or the need for private automobile travel;
- i) Ensure that zoning implementation does not promote sprawl development, nor concentrations of single use development; and
- j) Scale development densities and intensities to provide a range of appropriately located development patterns.

Policy LU 1.7.1 - Low Density Residential Development Pattern (Rev. Effective 7/2/99)

INTENT - The low density residential development pattern is intended to provide for a wide range of housing types and opportunities within the low density range. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) related to residential use be allowed. Some low density residential areas may be restricted to limited density zoning due to existing development patterns, or environmental or utility constraints, while other areas may have zoning districts that allow for a broad range of density.

DENSITY/INTENSITY - Areas designated Low Density Residential shall not have a gross density greater than 8 dwelling units per acre. Nonresidential development shall not have a gross building area exceeding 10,000 square feet per acre.

LOCATION - Mixed Use Areas A and B are appropriate for zoning Low Density Residential development patterns. Other areas appropriate for zoning Low Density Residential activities may include: Areas of existing low density residential development in Mixed Use C; Areas in Mixed Use A, B, or C where intensity of uses is constrained or limited due to environmental features or lack of adequate infrastructure; and Mixed Use Areas in proximity to Village Centers. Land Development Regulations shall establish access criteria for community facilities to assure their appropriate location.

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ACCESS - Areas zoned for the Low Density Residential development pattern shall have public street access.

Policy LU 1.7.2 - Medium Density Residential Development Pattern (Rev. Effective 7/2/99)

INTENT - The Medium Density Residential development pattern is intended to encourage a wide range of medium density housing opportunities in close proximity to more intensive nonresidential uses, both which can be efficiently served by existing or planned infrastructure, including mass transit. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) related to residential use be allowed.

DENSITY/INTENSITY - Areas designated Medium Density Residential shall not have a gross density greater than 16 dwelling units per acre. Minimum density shall be 6 dwelling units per acre unless constraints of concurrency or natural features would preclude attainment of the minimum density. Nonresidential development shall not have a gross building area exceeding 20,000 square feet per acre.

LOCATION - Areas designated Mixed Use A, B and C on the Future Land Use Map are appropriate for zoning of Medium Density Residential Areas. Additional criteria for zoning are as follows: Areas of existing medium density development; Areas of transition from more intensive use to Low Density Residential and Residential Preservation; Areas in proximity to higher intensity uses; Areas served by mass transit service; Areas in proximity to community schools, parks, and public greenways; Areas along arterial and collector roadways; and Areas adjacent to the Activity Center, Central Urban, University Transition and Downtown Future Land Use categories, and the Village Center, Suburban Corridor, Medical Center and Urban Pedestrian Center Mixed Use development patterns. Land Development Regulations shall establish access criteria for community facilities to assure their appropriate location.

ACCESS - Areas zoned for the Medium Density Residential development pattern shall have access to an arterial or collector roadway.

Policy LU 1.7.3 - Low Density Residential Office Development Pattern (Rev. Effective 7/2/99)

INTENT - The Low Density Residential Office development pattern is intended to provide areas for office employment and residential uses in close proximity to each other. While conversion of existing residential structures on arterial and collector streets to office use is a situation where this development pattern will be applied, this development pattern should not be applied to such an extent that it would disrupt the viability of residential neighborhoods and adjacent residential properties. Zoning districts will be created to distinguish Residential Office areas by density and intensity, so that developments are scaled appropriately to their setting. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) related to residential or office use be allowed in a manner which would ensure the protection of adjacent uses.

DENSITY/INTENSITY - Redevelopment or reuse of existing residential or office uses in this development pattern shall have a maximum gross density of eight dwelling units per acre and/or an intensity not to exceed the floor area of the existing structure. New development in the Low Density Residential Office Development Pattern shall have a maximum gross density of eight dwelling units per acre and nonresidential gross building area shall not exceed 10,000 square feet per acre and non-residential gross building area shall not exceed 10,000 square feet per acre. For mixes of residential and non-residential development on one parcel an overall limit to building floor area will be set at 12,500 square feet per acre.

LOCATION - Mixed Use A, B and C areas are appropriate for zoning of Low Density Residential Office for low density/low intensity uses. Additional criteria are as follows: Transition areas between Activity Center, Central Urban, University Transition and Downtown Future Land Use categories and Medium Density Residential, Village Center, Medical Center and Urban Pedestrian

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Center Mixed Use development patterns to Low Density Residential and Residential Preservation; and Transitional land use areas along arterial and collector roadways and Areas of Low Density Residential Office as a principal land use along arterial and collector roadways.

ACCESS - Areas zoned for the Low Density Residential Office development pattern shall have access to an arterial or collector roadway.

Policy LU 1.7.4 - Medium Density Residential Office Development Pattern
(Rev. Effective 7/2/99)

INTENT - The Medium Density Residential Office development pattern is intended to provide areas for office employment and residential uses in close proximity to each other. The Residential Office development pattern is intended in some locations to serve as an employment and residential area with medium densities and intensities. Zoning districts will be created to distinguish Medium Density Residential Office areas by density and intensity, so that developments are scaled appropriately to their setting. It is also intended that community facilities (Recreation, Community Services, Light Infrastructure and Post Secondary Schools) related to residential or office use be allowed in a manner which would ensure the protection of adjacent uses. Ancillary first floor commercial use may also be permitted in Medium Density Residential Office.

DENSITY/INTENSITY - Residential use within this development pattern shall have a minimum density of 6 dwelling units per acre unless constraints of concurrency or natural features would preclude attainment of the minimum density and a maximum density of 16 dwelling units per acre in Mixed Use A and of 20 dwelling units per acre in Mixed Use B and C and nonresidential use shall not have a gross building area exceeding 20,000 square feet per acre. In Mixed Use C areas, nonresidential floor area may be up to 40,000 square feet per acre and building height up to six stories, if parking structures are provided for at least 50% of the parking spaces.

LOCATION - Mixed Use A, B and C areas are appropriate for zoning of Medium Density Residential Office density medium intensity uses. Additional criteria for mapping these areas are as follows: Areas of existing offices and multi-family uses; Areas adjacent to the Central Urban, University Transition and Downtown Future Land Use categories and Medium Density Residential, Village Center, Suburban Corridor, Medical Center and Urban Pedestrian Center Mixed Use development patterns; and Areas of Medium Density Residential Office as a principal land use along arterial and collector roadways.

ACCESS - Areas zoned for the Medium Density Residential Office development pattern shall have access to an arterial or collector roadway.

Policy LU 1.7.5 - Village Center Development Pattern (Rev. Effective 7/2/99)

INTENT - The Village Center development pattern is intended to provide locations for offices and commercial uses which provide goods and services, that people frequently use, in close proximity to their homes. Village Centers are intended to be compact and not promote strip commercial development; therefore, zoning districts implementing this development pattern will include limitations on arterial and collector street frontage and maximum development pattern size, not to exceed 20 acres and 200,000 square feet of commercial use per parcel, except a Village Center may be as large as 30 acres if its gross square footage does not exceed 250,000 square feet. Village Centers are characterized by a scale and design that is compatible with nearby residential areas and zoning districts implementing this development pattern will include appropriate development standards. Zoning districts may include additional thresholds in order to size Village Centers in relation to the needs of the surrounding area. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) related to the principal use of this development pattern be allowed in a manner which would ensure the protection of adjacent uses.

DENSITY/INTENSITY - Nonresidential development shall not exceed 12,500 square feet of a gross building area per acre for Village Centers 20 acres and less. Nonresidential development shall not exceed 250,000 square feet of gross building area for Village Centers from 20 to 30 acres in size. Residential use is permitted on the second floor and above, above office or commercial use, up to a maximum density of sixteen dwelling units per acre.

LOCATION - Mixed Use A and B areas; and Mixed Use C areas in which the Urban Pedestrian Center would be inconsistent with existing development patterns are appropriate for zoning Village Centers. Additional criteria for zoning these areas are as follows: Areas adjacent to low and medium density residential development; and Areas adjacent to the Residential Preservation and University Transition Future Land Use categories and Low Density Residential, Medium Density Residential, Suburban Corridor, Medical Center and Urban Pedestrian Center Corridor Mixed Use development patterns.

ACCESS - Areas zoned for the Village Center development pattern shall have access to an arterial or collector roadway.

Policy LU 1.7.6 - Medical Center Development Pattern (Rev. Effective 6/26/98)

INTENT - The Medical Center development pattern is intended to provide adequate land area for the expansion and growth of medical related facilities and foster the efficient and compatible use of areas contiguous to existing hospitals for the development of medically related offices and support functions, including residential uses, and commercial uses up to 200,000 square feet per parcel. Medical centers are characterized by a variety of directly related medical facilities and indirectly related support businesses in close proximity to allow for efficient operation. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) related to medical facilities be allowed in a manner which would ensure the protection of the allowable uses within and adjacent to this development pattern.

DENSITY/INTENSITY - Nonresidential development shall not exceed a gross building area of 80,000 square feet per acre, except hospitals which may have a gross building area up to 176,000 square feet per acre. Residential use shall not exceed twenty dwelling units per acre. Exclusively residential use shall have a minimum density of 6 dwelling units per acre unless constraints of concurrency or natural features would preclude attainment of the minimum density. Building height shall not exceed six stories, except hospitals which are exempt from the height limitation.

LOCATION - Areas appropriate to be zoned Medical Center are areas in the Mixed Use A, B, or C Future Land Use Category that are in proximity to a hospital and which contain a preponderance of medically related facilities.

ACCESS - Areas zoned for the Medical Center development pattern shall have access to an arterial roadway.

Policy LU 1.7.7 Suburban Corridor Development Pattern (Rev. Effective 7/2/99)

INTENT - The Suburban Corridor development pattern is intended to accommodate existing development patterns representing a broad range of commercial, light industrial, and office uses which typically serve a regional or sub-regional population. Office use, and commercial use up to 200,000 square feet per parcel is allowed. Medium density residential use is also appropriate within this development pattern in order to promote a living working environment and make efficient use of infrastructure. It is also intended that community facilities (Recreation, Community Services and Light and Heavy Infrastructure) be allowed. Suburban Corridors are characterized by a linear pattern of single use development along arterial roadways, low floor area ratios and large impervious surface parking areas which are generally larger than the use that they serve. This pattern of development makes inefficient use of infrastructure and has a disproportionate impact upon the environment. Increases in land area zoned for the Suburban Corridor to accommodate a single use development are inconsistent with the Comprehensive Plan, except for increases in areas zoned for Suburban Corridor which permit an allowed use with an existing structure to

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expand. The intent of this exception is to encourage the continued use of existing structures, rather than the relocation of business to outlying locations. Reusing existing single use sites for multiple use developments, adding new uses to single use sites and/or new multiple use developments in the Suburban Corridor that share parking facilities, have parking structures and/or have high floor area ratios shall be facilitated by Land Development Regulations.

DENSITY/INTENSITY - Nonresidential development shall not have a gross building area exceeding 25,000 square feet per acre. Residential use shall not exceed sixteen dwelling units per acre. Storage areas within buildings, warehouses, mini-warehouses and self storage facilities may have a gross floor area up to 50,000 square feet per acre.

LOCATION - Mixed Use A, B and C areas, which already exhibit the type of uses and intensity associated with the Suburban Corridor development pattern may be appropriate to be zoned Suburban Corridor. An increase in the area designated for Suburban Corridor may occur through limited expansion of the existing Suburban Corridors and through the establishment of new Suburban Corridors in Target Planning Areas (TPA) and Critical Planning Areas (CPA). In deciding whether to expand an existing Suburban Corridor, or to create a new suburban corridor in a TPA or CPA, the following criteria shall be considered: Lack of suitably located land which can accommodate the Suburban Corridor development pattern; and Access to arterials with high traffic volumes, surrounded by relatively low density and intensity uses, such as the Residential Preservation Future Land Use Category and Low Density Residential development pattern. Land Development Regulations shall establish access criteria for community facilities to assure their appropriate location. New Suburban Corridors in Target Planning Areas and Critical Planning Areas shall be designed to minimize access impacts upon arterial roadways and shall be designed to be compact rather than linear. Expanding existing or establishing new Suburban Corridors shall require demonstration that more than one land use will be included in the expansion area.

ACCESS - Areas zoned for the Suburban Corridor development pattern shall have access to an arterial roadway.

Policy LU 1.7.8 - Urban Pedestrian Center Development Pattern (Rev. Effective 6/26/98)

INTENT - The Urban Pedestrian Center is intended to encourage compact, linear and pedestrian scale urban development along arterial roadways that provide a wide range of uses and activities to serve both the corridor itself and surrounding areas. Although some areas within the Urban Pedestrian Center are currently of lower density and intensity, it is intended that Urban Pedestrian Centers will develop and redevelop with higher densities and floor area ratios. The arterial roadway along which the Urban Pedestrian Center is located is characterized by relatively high volume traffic with lower traffic speeds and served by mass transit. Zoning districts which implement the Urban Pedestrian Center will include urban design standards which establish criteria that will promote pedestrian activity. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) may also be allowed in a manner which would ensure the protection of the allowable uses within and adjacent to this development pattern. Residential use, office use, and commercial use up to 200,000 square feet per parcel is allowed.

DENSITY/INTENSITY - Exclusively nonresidential development in Mixed Use B and C or nonresidential development in Mixed Use A shall not exceed 20,000 square feet of gross building area per acre. Exclusively residential use in Mixed Use B and C or residential development in Mixed Use A shall have a minimum density of 6 dwelling units per acre and shall not exceed sixteen dwelling units per acre. Combined residential and nonresidential development in Mixed Use B and C may have gross building area gross up to 40,000 square feet per acre and a maximum density of twenty dwelling units per acre. Building height shall not exceed six stories.

LOCATION - Mixed Use B and C areas, and Mixed Use A areas where the Urban Pedestrian Center is a transition between low density residential uses and more intensive uses may be appropriate for zoning of an Urban Pedestrian Center. Additional criteria for zoning these areas are as follows: Areas proximate to medium and high density residential land uses in urban areas;

Areas proximate to higher intensity Mixed Use Development patterns, such as Medium Density Residential, Low and Medium Density Residential Office and Village Center; Areas proximate to higher intensity Future Land Use categories such as Downtown, Central Urban, University Transition, and Activity Centers; and Areas within walking distance of transit and along corridors designated for alternate transportation (per 2020 Long Range Transportation Plan)

ACCESS - Areas zoned for the Urban Pedestrian Center development pattern shall have access to an arterial roadway.

Policy LU 1.7.9 - Light Industrial Development Pattern (Rev. Effective 7/2/99)

INTENT - The Light Industrial development pattern is intended to provide areas for industrial and warehousing activities, including storage, service commercial, office and assembly activities. It is intended that regulations implementing this development pattern will preclude non-light industrial uses which would limit or interfere with industrial development. It is also intended that community facilities (Recreation, Community Services, Post Secondary Schools, and Light and Heavy Infrastructure) may be allowed in a manner which would ensure the protection of the allowable uses within and adjacent to this development pattern. Office use, and commercial use up to 10,000 square feet per parcel, is allowed.

INTENSITY/DENSITY - Nonresidential development shall not exceed 25,000 square feet of gross building area per acre. Residential use (intended for a watchman or guard) shall not exceed one dwelling unit per industrial use. Storage areas within buildings, warehouses, mini-warehouses and self storage facilities may have a gross floor area up to 50,000 square feet per acre.

LOCATION - Areas within Mixed Use that are currently developed with industrial uses may be appropriate for zoning as Light Industrial. New areas within Mixed Use that may be appropriate for zoning as Light Industrial include: Areas proximate to interstate and intrastate highways and highways which connect to cities in adjacent counties; and Areas proximate to the Tallahassee Regional Airport or a railroad.

ACCESS - Areas zoned for the Light Industrial development pattern shall have access to an arterial roadway.

Policy LU 1.7.10: (Rev. Effective 6/26/98)

The development patterns established in Policies LU 1.7.1 - 1.7.9 are related to the Mixed Use A, B and C categories as specified in the following table

(See Page I-63):

Policy LU 1.7.11: (Effective 12/23/96)

The Mixed Use concept, objectives and policies of the Comprehensive Plan will be evaluated as part of the Evaluation and Appraisal Report process.

Policy LU 1.7.10: (Rev. Effective 6/26/98)

MIXED USE A		Development Patterns	Allowed Land Uses	Density	Intensity
Primary: (From 68 - 82%)	Secondary: (25% or less of Mixed Use A)	Low Density Residential	Residential, Recreation, Light Infrastructure & Community Service	Up to 8 units/acre	10,000 sq ft/acre
		Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	Up to 8 units/acre	10,000 sq ft/acre
		Medium Density Residential	Residential, Recreation, Light Infrastructure & Community Service	8 to 16 units/acre	20,000 sq ft/acre
		Medium Density Residential Office	Residential, Office, Ancillary 1 st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post Secondary Schools	Up to 16 units/acre	20,000 sq ft/acre
		Village Center	Residential, Office, Commercial up to 200,000 sq ft, Recreation, Light Infrastructure & Community Service	Up to 16 units/acre	12,500 sq ft/acre
Tertiary: (7% or less of Mixed Use A)		Medical Center	Residential, Office, Commercial up to 200,000 sq ft, Recreation, Light Infrastructure & Community Service	Up to 20 units/acre (1)	80,000 sq ft/acre (2)
		Urban Pedestrian Center	Residential, Office, Commercial up to 200,000 sq ft, Recreation, Light Infrastructure & Community Service	Up to 16 units/acre (1)	20,000 sq ft/acre
		Suburban Corridor	Residential, Office, Commercial up to 200,000 sq ft, Recreation, Light & Heavy Infrastructure & Community Service	Up to 16 units/acre	25,000 sq ft/acre
		Light Industrial	Ancillary Residential, Office, Commercial up to 10,000 sq ft, Light Industrial, Recreation, Light & Heavy Infrastructure, Community Service & Post Secondary Schools	1 unit / development	20,000 sq ft/acre
			Allowed Land Uses	Density	Intensity
Primary: (From 65 - 80%)	Secondary: (35% or less of Mixed Use B)	Low Density Residential	Residential, Recreation, Light Infrastructure & Community Service	Up to 8 units/acre	10,000 sq ft/acre
		Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	Up to 8 units/acre	10,000 sq ft/acre
		Medium Density Residential	Residential, Recreation, Light Infrastructure & Community Service	8 to 16 units/acre	20,000 sq ft/acre
		Medium Density Residential Office	Residential, Office, Ancillary 1 st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post Secondary Schools	Up to 20 units/acre	20,000 sq ft/acre
		Village Center	Residential, Office, Commercial up to 200,000 sq ft, Recreation, Light Infrastructure & Community Service	Up to 16 units/acre	12,500 sq ft/acre
Primary: (From 62 - 77%)	Secondary: (33% or less of Mixed Use C)	Urban Pedestrian Center	Residential, Office, Commercial up to 200,000 sq ft, Recreation, Light Infrastructure & Community Service	Up to 16 units/acre (3)	20,000 sq ft/acre (3)
		Suburban Corridor	Residential, Office, Commercial up to 200,000 sq ft, Recreation, Light & Heavy Infrastructure & Community Service	Up to 16 units/acre	25,000 sq ft/acre
		Medical Center	Residential, Office, Commercial up to 200,000 sq ft, Recreation, Light Infrastructure & Community Service	Up to 20 units/acre (1)	80,000 sq ft/acre (2)
		Light Industrial	Ancillary Residential, Office, Commercial up to 10,000 sq ft, Light Industrial, Recreation, Light & Heavy Infrastructure, Community Service & Post Secondary Schools	1 unit / development	20,000 sq ft/acre
			Allowed Land Uses	Density	Intensity
Primary: (From 62 - 77%)	Secondary: (33% or less of Mixed Use C)	Medium Density Residential	Residential, Recreation, Light Infrastructure & Community Service	8 to 16 units/acre	20,000 sq ft/acre
		Medium Density Residential Office	Residential, Office, Ancillary 1 st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post Secondary Schools	Up to 20 units/acre	20,000 sq ft/acre
		Urban Pedestrian Center	Residential, Office, Commercial up to 200,000 sq ft, Recreation, Light Infrastructure & Community Service	Up to 16 units/acre (3)	20,000 sq ft/acre (3)
		Low Density Residential	Residential, Recreation, Light Infrastructure & Community Service	Up to 8 units/acre	10,000 sq ft/acre
		Low Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service	Up to 8 units/acre	10,000 sq ft/acre
Tertiary: (5% or less of Mixed Use C)		Suburban Corridor	Residential, Office, Commercial up to 200,000 sq ft, Recreation, Light & Heavy Infrastructure & Community Service	Up to 16 units/acre	25,000 sq ft/acre
		Medical Center	Residential, Office, Commercial up to 200,000 sq ft, Recreation, Light Infrastructure & Community Service	Up to 20 units/acre (1)	80,000 sq ft/acre (2)
		Village Center	Residential, Office, Commercial up to 200,000 sq ft, Recreation, Light Infrastructure & Community Service	Up to 16 units/acre	12,500 sq ft/acre
		Light Industrial	Ancillary Residential, Office, Commercial up to 10,000 sq ft, Light Industrial, Recreation, Light & Heavy Infrastructure, Community Service & Post Secondary Schools	1 unit / development	20,000 sq ft/acre
			Allowed Land Uses	Density	Intensity

Notes:

- (1) 8 units/acre minimum for exclusively residential; (2) Hospitals up 176,000 sq ft/acre; (3) 20 units/acre and 40,000 sq ft/acre multiple use development; (4) 40,000 sq ft/acre with 90% of parking in structure

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Appendix B: Notes from Initial Focus Groups

Overview

On March 10 and 11, 2004, Planning Works facilitated six focus groups with a variety of stakeholders representing development, business, environmental, neighborhood, service provider and major property owners (see list of participants in Appendix A). The purpose of the focus group was to discuss the need for Comprehensive Plan reform, but the discussion topics included both the Plan and its implementation. The information provided in the focus groups will be used to

- supplement the lists of concerns identified by the Planning Commission and the staffs of the Planning Commission, City and County; and
- provide a foundation for evaluating plan reform alternatives.

The following summary is intended to identify the concerns and recommendations arising from the six discussions. While the concerns and recommendations have been grouped by topic:

- Comments have not been attributed to individuals or specific focus groups
- Discrepancies between participants are presented without analysis
- Perceptions and misperceptions are listed without evaluation or correction
- Consultant comments have been added to add context to the comments

Comprehensive Plan

General

- The Plan lacks measurable objectives that would enable the Commission to evaluate the effectiveness of Plan implementation. In particular, there are no indices measuring neighborhood quality.
- The Plan does not adequately identify neighborhoods and effective preservation strategies.
- The interpretation of Plan policies by staff and Planning Commission is unpredictable. There are too many policies, many of which conflict with each other, resulting in:
 - Lack of predictability in Plan-based decisions.
 - Interpretation based on individual biases.
- The Plan should provide a better framework for density/intensity based zoning.
- There seems to be a lack of road planning, which means that development takes place that later interferes with development of roads needed to serve new development.
- The Plan should provide for more employment north of I-10 to resolve the jobs:housing imbalance between areas north and south of I-10 and reduce traffic congestion.
- The Plan amendment process is too long. In particular, a fast-track amendment process is needed for minor plan amendments.
- The Plan review cycles work well, avoiding too frequent amendments, but providing adequate responsiveness to property owners and their neighbors.
- The plan is too general in nature; there is a need for the greater specificity of sector planning.
- Sector plans should be prepared to protect neighborhoods and provide greater land use predictability for developers and residents.
- Sector plans should not be adopted as part of the Comprehensive Plan.
- The Plan and its implementation are too bureaucratic and focused on preventing bad things from happening, rather than promoting desired outcomes.
- The Plan should provide a more detailed assessment of infrastructure needs and a strategy to provide infrastructure that promotes priority development.
- Plan should better address the need for affordable and work-force housing.

Mixed Use

- The Mixed Use designation is too open ended, with little practical distinction between Mixed Use A, B and C.
- The Mixed Use development patterns are not very usable, particularly in context of the existing Land Development Regulations (LDRs). The patterns seem to allow many uses, but site

specific zoning narrows those uses and prohibits mixed use development unless it is done in a Planned Unit Development (PUD).

- Mixed Use is too broad to be an effective alternative near RP areas. So many uses and intensities are allowed that existing residents fear the results. Site specific zoning reduces the potential somewhat but neither allays all neighborhood concerns nor provides predictable outcomes for applicants.
- Mixed use is an unproven concept in Tallahassee. It would be difficult to get loans.
- Mixed use can work on very large tracts, but it is difficult to do on small tracts or in areas where residential development already exists.

Residential Preservation (RP)

- RP areas do not accurately reflect the boundaries of neighborhoods in need of protection.
- As applied, the RP over-empowers neighborhoods during plan amendment and zoning hearings. A minority of neighbors seems to have the ability to control whether zoning is granted or not.
- RP was a necessary plan amendment to protect existing neighborhoods. This seems to be one of the few opportunities for neighborhoods to protect themselves from incompatible development.
- The lack of alternatives to the Planned Use Overlay or Mixed Use categories minimizes opportunities for plan amendments from RP. (see PUD comments under development procedures heading)
- Neighborhood Boundary designation hasn't provided adequate protection – there is no certainty.

Growth Management

Development Review Process

- Some very competent staff members for the Planning Commission, City and County, but:
 - Competent staff members often seem afraid to make decisions.
 - Much of the staff has insufficient background to make decisions.
 - There appears to be inadequate staffing to keep up with applications.
 - Decisions from staff frequently are inconsistent.³
- There are too many people involved in development review and poor coordination between reviewers, making it difficult to get all necessary approvals.
- The process includes unnecessarily redundant reviews that sometimes have outcomes that negate earlier approvals. (e.g., environmental review recommendations that reduce development potential approved during site or concept plan review)
- The PUD is used too much, which lengthens the process and makes the outcomes harder to predict. However, it's hard to get a rezoning to non-PUD districts.
- The PUD rezoning is granted before there is a detailed development plan, which means that significant changes can occur between the rezoning and development about which neighbors have little input.
- There needs to be an appeals process for the Development Review Committee (DRC) other than going to court.
 - There should be more opportunity for neighborhood input into the DRC reviews.
 - There should be less opportunity for neighborhood input into the DRC reviews – the DRC needs more autonomy.
- Neighborhood opposition is valued too greatly during hearings. Relatively few people can hold up a good project that serves a neighborhood.
- Developers should be required to meet with neighbors before submitting development applications, provided that staff is there and developers are forced to comply with promises made at the meeting.

³ Interestingly, some individuals (in multiple focus groups) thought this was good, because it provided opportunities to manipulate the outcome of the development process.

- Neighborhood meetings probably won't be effective because neighbors will oppose anything and use any agreements as a starting point for future negotiations. Planning shouldn't participate in development review
- Too many people are involved in plat review.
- The development review process takes too long for small projects.
- The public hearing process is too political.
- There seems to be a policy gap between the Staff and City Council.
- The process seemed to work faster and more smoothly when an Assistant City Manager was directly involved in the development review process.
- The County Need incentives for desired development patterns, such as development loans, density assurances and expedited procedures. (see infill section below for more comments on this issue)

Development Standards

- The standards don't state what is desired; only what can't be done. The LDRs should clearly describe desired outcomes and include standards that encourage desired outcomes.
- The standards are primarily suburban and don't support neo-traditional or transit-oriented development.
- Standards make infill development very difficult to do (e.g., buffers & landscaping, setbacks, etc.)
- Off-site mitigation should be an option for parking, greenspace, drainage and environmental requirements.
- Definitions should be consistent between the City LDRs, County LDRs and Comprehensive Plan.
- Engineering recommendations sometimes are compromised by environmental recommendations (e.g., roads realigned to protect environmental feature).⁴
- Lake Protection areas are not necessarily drainage-related – some protected areas do not drain into protected lakes.
- Conservation subdivisions require PUD zoning and promote sprawl.
- Density standards differ between condos and townhomes, though the impacts are the same.
- Zoning standards are needed to facilitate boutique office development.
- Need standards that create more walkable neighborhoods and better connectivity between projects.
- Development standards should be linked to ultimate road needs to avoid having to make costly road improvements in the future or making road improvements prohibitively costly.
- Planting standards crowd trees which will result in unhealthy trees and poor project security in the future.
- The costs of standards do not add an equivalent value to the community.
- Expand list of defined terms.

Infill

- Infill development is discouraged due to:
 - High initial costs;
 - Uncertainty of the outcome of the development review process; and
 - Standards that make development of odd shaped lots difficult.
- Infill standards should provide greater flexibility, including the ability to mitigate parking, landscaping, drainage and environmental impacts off-site.
- Infill compatibility standards (e.g., buffers, parking, landscaping, and tree preservation) often make infill development unfeasible.
- Transit-oriented design standards should be required along transit routes.
- Infill development requires greater emphasis on design standards and flexibility. While most design standards can be quite specific, enforcement of qualitative standards and flexible standards could require:

⁴ Note that this is one area where the Plan establishes clear priorities – that the Conservation Element takes precedence over the other elements.

- Staff to be given greater responsibility to make qualitative decisions; and/or
- The creation of a design review board.
- Planning for infill development needs to address infrastructure issues, including
 - Increased utility and stormwater system capacities required to serve more intensive development;
 - Transit supportive design standards; and
 - Available school capacity. Note that increased college student housing is dislocating primary and secondary school children, which forces the closing of schools and/or increased busing of students.

Neighborhood Protection

- RP designation provides necessary protection for existing neighborhoods.
- The character and needs of different neighborhoods differs between neighborhoods, which suggests the need for an increased focus on Sector planning so neighborhood protection strategies and allowable land uses can be adjusted to fit neighborhoods with different characteristics.
- Student rentals have degraded existing single family neighborhoods in which they are located, due to increases in traffic and noise.
- Student traffic is an increasing problem as more students commute from different parts of the City. In particular, cut-through traffic is affecting neighborhoods located between concentrations of students and their destinations.
- The historically poor connectivity between different parts of the city means that when roads cut through neighborhoods, cut through traffic increases dramatically.
- Additional connectivity is needed, particularly for pedestrians and bicyclists, but neighborhoods are concerned about increases in traffic.
- More traffic calming is needed to protect local residential streets.
- While there has historically been a lack of sidewalks, this situation seems to be improving, particularly in new developments.
- Neighborhood interests feel that their trust has been violated so many times that they are resistant to most proposals.
- Current procedures give too much voice to neighborhood interests.

Land Supply

- The land supply within the USA is too constrained. While there may be a large supply, it is controlled by relatively few property owners.
- Land prices are increasing rapidly in the USA because land supplies are too constrained. This makes it difficult to development and precludes the provision of affordable units.
- The Chamber has a task force that is evaluating the USA and land supply issue.

Conclusions:

Two areas of strong consensus emerged from the focus groups – the development review process is not as predictable as it should be and the mixed use future land use designation does not provide sufficient guidance about allowable uses and intensities. There were divergent perspectives on the best ways to improve the development review process (e.g., more versus less citizen input and potential effectiveness of neighborhood meetings) and the value of residential preservation areas. There was general agreement on the need for more specific and predictable design standards, which should increase the predictability of development reviews and provide greater certainty for both development applicants and their neighbors. However, neighborhood interests expressed a reluctance to increase the amount of administrative decision-making that typically accompanies such standards. Most, but not all participants agreed that more detailed planning provided through the sector plan process could increase the predictability of future land uses. However, there was concern that development approvals occurring prior to sector plan completion would reduce the value of the plans in protecting some neighborhoods.

Appendix D: Recommended Revisions to Mixed Use Policies

From *Overview*, page 6

The Future Land Use Map depicts large areas of Tallahassee and Leon County in the Mixed Use Future Land Use Category. The Land Use Element of the Plan provides direction for differentiation of the Mixed Use Future Land Use Category into eleven development patterns, which are to be implemented through zoning and Land Development Regulations.

From *Implementation of Comprehensive Plan*, page 6

- 3) Commercial Site Location ~~standards~~guidelines, which apply to Future Land Use Categories other than ~~Mixed Use~~ Village Mixed Use, Suburban, Planned Development and Woodville Rural Community ~~and shall be implemented through the Land Development Regulations, in order to~~ are intended to integrate commercial land uses into the transportation network and development patterns in order to assure accessibility by the general public.
- 4) Land Use Summary Charts (~~the Matrix~~) for each Future Land Use Category other than ~~Mixed Use~~ Village Mixed Use, Planned Development and Woodville Rural Community, which in conjunction with the land use map ~~provide guidance~~ implementation of the plan through the Land Development Regulations, establish as to allowed use on specific sites based upon performance criteria derived from planning principles.
- 5) Descriptions of ~~nine different Mixed Use development patterns which establish development pattern intent, allowed density and intensity, development pattern location criteria, and development pattern access criteria within the Mixed Use Category (see Objective 1.7).~~ The Mixed Use Planned Development Community Future Land Use Category also designates applies to large land holdings that will be developed for a mix of land uses - Critical Planning Areas and Target Planning Areas for large landholdings (see Objectives 6.1 and 6.2).

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Urban Service Area Reservations for Future Development (Effective 4/18/02)

Within the USA, 4,896 acres of land are reserved for future development. The purpose of this reservation within the 2020 USA boundary is to reserve land for urban development until certain planning, timing and development criteria are met:

- 1) As specified in the Southeast Sector Plan, portions of Southwood (2,191 acres) and a portion of the English tract (460 acres) are held in reserve until the criteria in Policy LU 10.1.1., or as it may be amended are satisfied. Until Policy LU 10.1.1 is satisfied, advance development options provided in Policy LU 6.2.4(a)-(e) 1.2 do not apply. Only the provision in Policy LU 6.2.4(d), ~~concerning development or dedication of~~

- conservation, preservation, or passive resource based recreation uses applies as an advance development option for this area.
- 2) The portion of Welaunee Plantation within the USA which lies north of I-10 and Miccosukee Road (1,971 acres) is held in reserve for urban development until after January 1, 2010 and after the completion of a ~~Critical Area Plan~~ Planned Development Master Plan as required by Policy LU 6.2.1.1, or as it may be amended. Until the year 2010, advance development options provided in Policy LU 6.2.4(a)-(e) 1.2 do not apply to this portion of Welaunee, except for the development of educational facilities ~~pursuant to Policy LU 6.1.2~~. The provision in ~~Policy LU 6.2.4(d)~~, or as it may be amended, ~~concerning~~ of conservation, preservation, or passive resource based recreation use also applies as an advance development option for this area.
 - 3) The portion of Welaunee Plantation within the USA which lies south of I-10 and south of Miccosukee Road are also subject to the ~~Critical Planning Area~~ Planned Development requirements, but may begin development that meets the Critical Planning Area requirements prior to the year 2010.

From *II. Land Use Map, Overview*, page 10

The Land Use Map graphically displays intended future land uses through the geographical placement of the land use categories. Each land use category is accompanied by a narrative which describes future land uses and a range of their allowable densities and intensities. In some instances, the land use categories, such as the Downtown or University Transition, are specific as to what is intended to occur in relation to future development within an area.

In other cases, such as in the ~~Mixed Land Use~~ Suburban, Village Mixed Use and Planned Development future land use category/categories, the direction is not as specific. The ~~additional guidance needed is provided on a parcel-specific basis through the use of the land development matrix or the commercial site location standards~~ Plan calls for a mix of uses and intensities envisioned within the Suburban category, which is intended to be achieved cumulatively through site-specific zoning rather than achieving a mix of uses on each parcel. The Village Mixed Use and Planned Development categories provide flexibility in achieving a mix of uses, but require each development to achieve a mix of uses. Land uses with potentially heavier traffic or off site impacts are addressed separately in the Activity Center and Industrial land use categories. Finally, the lower density and intensity categories of Rural/Agriculture and Urban Fringe, which are located on the periphery, implement the Urban Service Area strategy. To provide incentive for the production of affordable housing and infill/redevelopment, density bonuses may be granted which will allow density greater than that described in the narrative of applicable land use category. Any such density bonus may only be provided in accordance with Policies 2.1.14 and 12.2.2 of the Land Use Element and implementing land development regulations. (Effective 1/19/02)

From page 11

RESIDENTIAL DENSITIES RANGE (Rev. Effective 1/19/02)

Future Land Use Category	Maximum Gross Density - Dwelling Units (DU)/Acre (Ac)¹	Minimum Gross Density (minimum densities should only be used in urban areas excluding Preservation Areas)- Dwelling Units (DU)/Acre (Ac)
Rural	1 DU/10 Ac	No minimum
Urban Fringe	1 DU/3 Ac (standard) or 1 DU/Ac (clustered)	No minimum
Urban Residential		
Urban Residential 2	20 DU/Ac ³	4 DU/Ac
Mixed-Use ^{1,2} Village Mixed Use	20 DU/Ac ²	6 DU/Ac average per TND project area
Suburban	20 DU/Ac ³	14 DU/Ac ⁴ 4 DU/Ac
Planned Development Communities	20 DU/Ac ³	4 DU/Ac per
Central Urban ^{3,2}	45 DU/Ac	4 DU/Ac
Activity Center ^{3,2}	45 DU/Ac	4 DU/Ac
University Transition ^{3,2}	50 DU/Ac	4 DU/Ac
Downtown ^{1,3,5,6,4}	150 DU/Ac (Effective 1/19/02)	4 DU/Ac
Rural Community	4 DU/Ac	No minimum
Residential Preservation ^{3,1}	6 DU/Ac	2 DU/Ac
Lake Talquin Recreation/Urban Fringe ^{7,2}	1 DU/3 Ac (standard)	No minimum
Lake Protection ²	1 DU/2 Ac (standard)	No minimum

Notes:

¹Maximum gross density is based on the gross acreage of the site and may not be achievable after addressing applicable land development regulations (e.g., parking, stormwater wetlands, and other regulations that may limit maximum development potential).

²Minimum gross density is the minimum average density that must be achieved for each project after subtracting Preservation Areas as defined in this Plan from the project (undevelopable land is not defined in the plan) area.

³Density ³Density ranges can be increased up to 25% above the maximum limits listed above for the purpose of providing affordable housing units, consistent with Policy 2.1.14 [LU].

^{2,4} Clustering Option Available In areas lacking centralized wastewater service, minimum densities shall be reduced to 1 dwelling per acre.

^{3,5} Density ranges can be increased up to 35% above the maximum limits listed above for the purpose of encouraging infill development and redevelopment, consistent with Policy 12.2.2 [LU]. (Effective 1/19/02)

^{4.6} In areas designated Downtown (UT and CU) on the Future Land Use Map, any development with density of more than 50 dwelling units per acre must be subject to the design standards identified in Policy 12.2.2 [LU]. (Effective 1/19/02)

^{2.7} Clustering Option Available

From page 16

~~[MIXED USE (Rev. Effective 12/23/96)]~~

~~The Mixed Use Category is depicted on the Future Land Use Map as three two different overlays: Mixed Use A, Mixed Use B and Mixed Use C. Each of these three different Mixed Use overlays establish differing proportions of allowed land uses and land use densities and intensities. These Mixed Use overlays are intended to be implemented by zoning districts which will reflect eleven different development patterns which are described in Objectives 1.7 and 6.1.~~

~~The Mixed Use Development patterns shall be applied through zoning and Land Development Regulations in a manner consistent with the Future Land Use Map delineation of Mixed Use overlays A, B and C. These eleven different development patterns are not intended to be mapped as part of the Future Land Use Map, rather they are intended to serve as a mechanism to assure that the appropriate location and mixture of land uses occur within each Mixed Use overlay.~~

~~Commercial development allocations in the Mixed Use Future Land Use Category are intended to limit gross leasable square footage per parcel as defined in the Land Development Regulations.~~

~~delete mixed use section]~~

Insert Urban Residential 2

URBAN RESIDENTIAL 2

The primary intent of the Urban Residential 2 land use category, which is to be applied only within the Urban Services Area, is to encourage a range of density (4 - 20 dwelling units per acre) housing, thereby promoting infill development, reducing urban sprawl, and maximizing the efficiency of infrastructure. The implementing zoning district (s) shall contain design standards as well as locational criteria in order to accomplish these goals. The Urban Residential category allows townhouses, single-family detached, two-family, and multiple-family dwelling units as well as community facilities related to residential uses. The implementing zoning district(s) within the land development regulations shall further specify the allowable uses. Urban Residential may serve as a transition category between lower density residential categories and more intensive development such as higher density residential and/or office land uses or major roadways where alternative modes of transportation are available to support the increased residential densities. The category is not intended to be applied within the interior of an

existing neighborhood. The maximum residential density within the Urban Residential is 20 du/ac and the minimum is 4 du/ac.

From page 17

MIXED USE VILLAGE MIXED USE (Rev. Effective 12/23/96)

Intended Function: ~~Create To create a traditional neighborhood developments village atmosphere with an emphasis on low to medium density residential land use, small to medium scale commercial shopping opportunities for area residents, schools and small to moderate scale churches, and recreational and leisure-oriented amenities for the enjoyment of area residents.~~ Development in this category shall require compliance with traditional neighborhood development standards to be established in the Land Development Regulations. New development in this category requires the establishment of a true, mixed-use project, either through buildings that integrate a mixture of uses or series of buildings that result in a compatible mix of uses. Integration includes the establishment of pedestrian connections, shared public spaces, streetscapes that focus on people before automobiles and parking designs that minimize their visibility. Commercial development shall be of a walkable scale and intensity. Residential development shall include a mix of housing densities and housing types.

Traditional neighborhood development regulations shall specific criteria to ensure that development in this category results in walkable, mixed-use neighborhoods that satisfy a variety of housing needs and provide easy access to goods and services. The regulations shall require:

- A minimum of 40 acres per project unless the proposed project compatibly integrates with existing development abutting the project to establish an effective area of at least 40 acres that is consistent with traditional neighborhood development standards;
- A high degree of connectivity;
- Flexible greenspace requirements;
- Design and amenities that facilitates pedestrian access throughout each development;
- Minimum densities that are consistent with the Village Mixed Use Intensity Guidelines;
- Maximum setback requirements and standards that orient entrances and windows toward streets and pedestrian facilities;
- A mix of uses that is consistent with the Village Mixed Use Intensity Guidelines; and
- Requirements for public spaces that are readily accessible by pedestrians.

Intensity: Development shall comply with the Village Mixed Use Intensity Guidelines. The intensity of all nonresidential land uses shall be kept minimal to reduce the intrusive impact upon the residential land use. The intensity scale of all nonresidential land uses shall be kept minimal limited to reduce the intrusive impact upon the predominate residential land use preclude large automobile-oriented retail businesses and to ensure that non-residential uses remain accessible to pedestrians living in surrounding residences. Traffic volumes and speeds shall be kept low, and parking for nonresidential uses shall be small in scale. In village centers, the number of spaces may be reduced to reflect increased pedestrian access. minimal. These characteristics are reflective of the village life-style. Residential development should include a mix of densities and housing types and be located to maximize pedestrian access to shops, public facilities and recreational opportunities that are passive or active. - does this include active recreation?

Village Mixed Use Intensity Guidelines

Minimum Percentage of Land Use by Acreage (1)	Development Patterns	Allowed Land Uses	Residential Density (2)	Non-Res Intensity
<u>10% of net area</u>	<u>Low-Density Residential</u> <u>Low Density Residential</u>	<u>Low-Density Residential-Office</u> <u>Residential, Recreation, Light Infrastructure & Community Service</u> <u>Residential, Recreation, Light Infrastructure & Community Service</u>	<u>4 to 8 units/acre</u> <u>Residential, Office, Recreation, Light Infrastructure & Community Service</u>	<u>Up to 8 units/acre</u> <u>Up to 10,000 sq-ft/ building</u>
<u>5% of net area</u>	<u>Low Density Residential Office</u>	<u>Residential, Office, Recreation, Light Infrastructure & Community Service</u>	<u>4 to 8 units/acre</u>	<u>13,000 to 20,000 sq. ft. per acre</u>
<u>10% of net area</u>	<u>Medium Density Residential</u>	<u>Residential, Recreation, Light Infrastructure & Community Service</u>	<u>8 to 16 units/acre</u>	
<u>5% of net area</u>	<u>Medium Density Residential Office</u>	<u>Residential, Office, Ancillary 1st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post Secondary Schools</u>	<u>8 to 16 units/acre</u>	<u>17,000 to 25,000 sq. ft. per acre</u>
<u>5% of net area</u>	<u>Village Center</u>	<u>Residential, Office, Commercial up to 50,000 sq ft. maximum business size. Centers shall not be located closer than 1/4 mile to another village center or commercial development including more than 20,000 sq ft of floor area.</u>	<u>8 to 20 units/acre</u>	<u>17,000 to 40,000 sq. ft. per acre</u>
<u>10% of gross area</u>	<u>Public Spaces</u>	<u>Recreation and cultural facilities, plazas, trails, parks and other public gathering places</u>		<u>20,000-sq ft/acre</u>
	<u>Medical Center</u>	<u>Residential, Office, Commercial up to 200,000 sq ft per center, Recreation, Light Infrastructure & Community Service</u>		

Notes:

- (1) All percentages except public spaces are based on net area (?), to be defined in the land development regulations as excluding undevelopable land;
 (2) Densities apply to residential acreage only.

Land Use: ~~The An~~ essential component of ~~Mixed Use~~ Village Mixed Use is residential land use. The low-to-medium density residential development will be located to provide for maximum land use compatibility and enjoyment of recreational and leisure opportunities (recreational land uses are included in the description of Community Facilities). ~~The village also will also allow require~~ small shops and some services to serve nearby residents. Emphasis on commercial uses shall be limited to convenience goods and services, small to moderate scale grocery stores, and small pharmacies and offices. Office and commercial development in scale with and ~~meeting the needs of the surrounding predominately residential areas~~ are appropriate. Allowed land uses within the Village Mixed Use Future Land Use Category shall be regulated by zoning districts that implement the intent of this category, and reflect the unique land use patterns.

character, and availability of infrastructure in the different Village Mixed Use areas. In areas lacking the necessary infrastructure, the Land Development Regulations may necessitate a lower intensity interim use that the maximum intensities established in this Plan. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure, as well as compatibility with and appropriate connectivity to existing residential neighborhoods. Industrial development is prohibited in this Future Land Use Category.

From page 18

~~It is also possible that appropriate sites within the area designated for Mixed Use A may be developed for enclosed industrial uses. These are land uses that would usually be considered incompatible with the mixed-use village, but due to site conditions, with careful design and facility planning, may be successfully integrated. Compatibility is also protected by allowing few such uses and limiting their size (development intensity).~~

~~All of the development patterns are appropriate within Mixed Use A as described in Policy 1.7.10. The development pattern descriptions established under Objective 1.7 guide the density and intensity, location and access to areas of complementary land use.~~
MIXED-USE BSUBURBAN (Rev. Effective 12/23/96)

Intended Function: ~~Create~~ To create an environment for economic investment or reinvestment through the mutually advantageous placement of employment and shopping opportunities ~~in close proximity with convenient access to low to medium density residential land uses.~~ Employment opportunities should be located ~~close near~~ residential areas, if possible within walking distance. This category recognizes the manner in which much of Tallahassee-Leon County has developed since the 1940s. The category predominantly consists of single-use projects that are interconnected whenever feasible. Mixed-use projects are encouraged, though not required. The Suburban category is suitable for those areas outside of the Downtown and the Central Core.

To complement the residential aspects of this development pattern, recreational opportunities, cultural activities, commercial goods and services should be located nearby. To reduce automobile dependency of residents and employers alike, mass transit stops should be located at large commercial centers and appropriate street and pedestrian connections established between commercial and residential areas. Except within mixed use centers, larger scale commercial development should be buffered from adjacent residential neighborhoods.

Intensity: Development shall comply with the Suburban Intensity Guidelines. Business activities are not intended to be limited to serve area residents; and as a result may attract shoppers from throughout larger portions of the community.

Suburban Intensity Guidelines (drop this and substitute) (these are gross and not net density and intensity standards)

<u>Low Density Residential</u>	<u>Residential, Recreation, Light Infrastructure & Community Service</u>	<u>4 to 1 to 8 units/acre</u>	
<u>Low Density Residential Office</u>	<u>Residential, Office, Recreation, Light Infrastructure & Community Service</u>	<u>4 to 1 to 8 units/acre</u>	<u>13,000 to 20,000 sq. ft. per acre</u>
<u>Medium Density Residential</u>	<u>Residential, Recreation, Light Infrastructure & Community Service</u>	<u>8 to 16 units/acre</u>	
<u>Medium Density Residential Office</u>	<u>Residential, Office, Ancillary 1st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post Secondary Schools</u>	<u>8 to 16 units/acre</u>	<u>17,000 to 25,000 sq. ft. per acre</u>
<u>Village Center</u>	<u>Residential, Office, Commercial up to 50,000 sq ft. maximum business size. Centers shall not be located closer than 1/4 mile to another village center or commercial development including more than 20,000 sq ft of floor area.</u>	<u>8 to 20 units/acre</u>	<u>17,000 to 40,000 sq. ft. per acre</u>
<u>Urban Pedestrian Center</u>	<u>Residential, Office, Commercial up to 200,000 sq ft. Recreation, Light Infrastructure & Community Service</u>	<u>Up to 16 units/acre (3)</u>	<u>Up to 20,000 sq ft/acre (3)</u>
<u>Suburban Corridor</u>	<u>Residential, Office, Commercial up to 200,000 sq ft per center, Recreation, Light & Heavy Infrastructure & Community Service</u>	<u>Up to 16 units/acre</u>	<u>Up to 12,500 sq ft/acre</u>
<u>Medical Center</u>	<u>Residential, Office, Commercial up to 200,000 sq ft per center, Recreation, Light Infrastructure & Community Service</u>	<u>Up to 20 units/acre (1)</u>	<u>80,000 sq ft/acre (2)</u>
<u>Business Park</u>	<u>Office, Residential and Commercial</u>	<u>Up to 16 units/acre</u>	<u>20,000 sq ft/acre</u>
<u>Light Industrial</u>	<u>Ancillary Office, Commercial up to 10,000 sq ft per business, Light Industrial, Recreation, Light & Heavy Infrastructure, Community Service & Post Secondary Schools</u>	<u>1 unit / development</u>	<u>Up to 12,500 sq ft /acre</u>

Notes:

- (1) 8 units/acre minimum for exclusively residential;
- (2) Hospitals up 176,000 sq ft/acre;
- (3) 20 units/acre and 40,000 sq ft/acre Suburban development;

To complement the residential aspects of this development pattern, recreational opportunities, cultural activities, commercial attractions and night spots should be located nearby.

~~To reduce automobile dependency of residents and employers alike, mass transit stops should be located at both resident population centers and major businesses and employment centers.~~

~~All of the development patterns are appropriate within Mixed Use B as described in Policy 1.7.10. The development pattern descriptions established under Objective 1.7 guide the density and intensity, location and access to areas of complementary land use.~~
Land Use: While mixed land uses are encouraged in the Suburban Future Land Use Category, the more prevalent pattern will be a compatibly integrated mix of single-use developments that include low and medium density residential, office, retail and light industrial development. Allowed land uses within the Mixed Use B Suburban future land use category Future Land Use Category shall be regulated by zoning districts which implement the intent of this category, and which recognize the unique land use patterns, character, and availability of infrastructure in the different areas within the Mixed Use B Suburban future land use category Future Land Use Category. In those areas lacking the necessary infrastructure, the Land Development Regulations may designate a low intensity interim use. Any evaluation of a proposed change of zoning to a more intensive district shall consider, among other criteria, the availability of the requisite infrastructure.

From page 19

~~[mixed use C deleted] Allowed land uses within the Mixed Use C future land use category shall be regulated by zoning districts which implement the intent of this category.~~

Insert the following

PLANNED DEVELOPMENT

Intended Function: This Future Land Use Category is intended to identify large land holdings that will be developed for various mixes of land uses, resulting in different types of commercial and residential neighborhoods. This category is assigned to large, undeveloped tracts of land for which more detailed planning is required to establish the most appropriate mix and arrangement of uses in accordance with objectives 6.1 and 6.2 and the related policies. The Development of Regional Impact (DRI) Future Land Use Category is applied to projects that have been through the DRI process and are subject to entitlements and limitations established through that process. Developments in this category are intended to have a mix of uses that results in greater internal capture of automotive trips and a net fiscal benefit for local governments.

Intensity: The intensities of development in planned development categories mirror the intensities authorized in the Suburban Future Land Use Category until the plan is modified through the plan amendment process in conjunction with the development of regional impact and/or planned unit development processes. The minimum residential density of development in the Planned Development Future Land Use Category shall be 4 dwellings per gross acre of development after deducting Preservation Areas.

Land Use: The mix of uses shall be established at the time of development through the development of regional impact and/or planned unit development processes in accordance with

objectives 6.1 through 6.3 and related policies. Each Planned Development and shall include a mix of residential unit types and complementary non-residential uses that, at build-out of the project, result in the capture of at least 20 percent of the trips that would be generated by conventional single-use developments by uses that would be allowed through suburban development and.

From *Level of Service Recommendation*, page 48

Policy 1.3.4: [L] (Leon County only) (Effective 8/17/92)

~~The procedures for development approval as applicable to areas designated for Mixed Use on the Future Land Use Map shall be established as a hierarchical review within the land development regulations. The level of review shall be dependent upon the classification of proposed use as a primary, secondary, or tertiary use in the Comprehensive Plan.~~

~~[policy 1.3.4 deleted]~~

~~[update objective 1.4 to remove date]~~

Objective 1.4: [L] (Effective 7/16/90)

~~Adopt a set of specific and detailed~~ **Update the Land Development Regulations by February, 1991, which to implement and are consistent with the goals, objectives and policies of the Tallahassee-Leon County Comprehensive Plan.**

From *Land Development Regulations*, page 49

Policy 1.4.5: [L] (Rev. Effective 12/16/94)

The Tallahassee-Leon County Comprehensive Plan, its future land use map and future land use categories as defined within the Plan, the land use summary charts which are intended to be a pictorial representation of existing policies in the comprehensive plan, and land development regulations adopted by local government as provided in the Plan shall in combination provide a unified system for the regulation of land use. Land use regulations ~~for areas designated for mixed use shall~~ will be consistent with the intended functions, land uses and intensity of the land use overlay category designated to on the future land use map which designates areas as Mixed Use A, B, and C the intended functions and range of development types for Mixed Use A, B and C.

From page 51

Policy 1.4.13: [L] (Effective 8/17/92)

The intent of designating roads as nonresidential is to recognize existing nonresidential development patterns and to allow for planned mixed-use or nonresidential developments. As such, street access requirements contained in the Land Use Summary Charts are waived for those streets designated as nonresidential by clearly defining areas where existing development patterns will be allowed to continue. It also serves to protect residential and residential components such as elementary schools and neighborhood

parks from adverse impacts of nonresidential development as well as protecting nonresidential development from the encroachment of residential uses.

The designation of a nonresidential street does not exempt any potential development along the street from further concurrency or consistency review.

~~Roadway access limitations from the nonresidential road classification system do not apply to the Mixed Use Future Land Use Category. Roadway access limitations for the Mixed Use Future Land Use Category shall be established in Land Development Regulations in a manner consistent with Objective 3.2.~~

From page 53

~~**Policy 1.4.17:** [L] (City of Tallahassee only) (Effective 8/17/92)
New minor office uses shall not be permitted access to a local residential street within the city limits of Tallahassee. This limitation shall not apply to the Village Mixed Use Category future land use category, for which establishes street access standards by shall be established in the Land Development Regulations.~~

~~**Policy 1.4.18:** [L] (City of Tallahassee only) (Effective 8/17/92)
New minor commercial uses shall not be permitted access to a local residential street within the city limits of Tallahassee. This limitation shall not apply to the Village Mixed Use Category future land use category, for which establishes street access standards by shall be established in the Land Development Regulations. Delete of these policies – 1.4.17 and 1.4.18)~~

From page 57

- ~~Objective 1.7: Mixed Use Development Patterns have been deleted in its entirety – some policies have been shifted to Village Mixed Use and Suburban Category descriptions.~~

MIXED USE DEVELOPMENT PATTERNS

~~**Objective 1.7:** [L] (Effective 12/23/96)
The Comprehensive Plan provides an overall vision for the community. The arrangement of land uses is a major factor in achieving this vision. Within the Mixed Use Future Land Use Categories, land uses may be further separated to achieve efficient and environmentally sound development patterns and to promote the Plan's overall vision. This objective and its policies describe the development patterns associated with the Mixed Use Future Land Use Categories.~~

~~The following statements of intent express, in part, the overall vision of the community as established in the Comprehensive Plan. These statements of intent explain the basis for the development patterns described in the following policies and shall be achieved through the zoning process and other Land Development Regulations as appropriate. Application of these development patterns in combination with each other is expected to achieve these intents. Individual development patterns may only partially achieve the following purposes:~~

- a) ~~Provide opportunity for residential, shopping, employment, education and recreation use within walking distance of each other;~~
- b) ~~Promote higher density housing and concentrations of nonresidential activity in close proximity to each other;~~
- e) ~~Provide for a range of housing opportunities which does not isolate families or individuals based upon age, income or race;~~
- d) ~~Ensure that mapping of zoning districts is consistent the long term protection of environmental features;~~
- e) ~~Ensure that mapping of zoning districts will be appropriate to location, access and surrounding land use;~~
- f) ~~Ensure that mapping of zoning districts is consistent with the phasing and availability of infrastructure;~~
- g) ~~Encourage a mix of complimentary land uses and concentrations of mixed use development in appropriate locations;~~
- h) ~~Promote development patterns which reduce trip length and/or the need for private automobile travel;~~
- i) ~~Ensure that zoning implementation does not promote sprawl development, nor concentrations of single use development; and~~
- j) ~~Scale development densities and intensities to provide a range of appropriately located development patterns.~~

Policy LU 1.7.1 — Low Density Residential Development Pattern (Rev. Effective 7/2/99)

~~INTENT — The low density residential development pattern is intended to provide for a wide range of housing types and opportunities within the low density range. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) related to residential use be allowed. Some low density residential areas may be restricted to limited density zoning due to existing development patterns, or environmental or utility constraints, while other areas may have zoning districts that allow for a broad range of density.~~

~~DENSITY/INTENSITY — Areas designated Low Density Residential shall not have a gross density greater than 8 dwelling units per acre. Nonresidential development shall not have a gross building area exceeding 10,000 square feet per acre.~~

~~LOCATION — Mixed Use Areas A and B are appropriate for zoning Low Density Residential development patterns. Other areas appropriate for zoning Low Density Residential activities may include: Areas of existing low density residential development in Mixed Use C; Areas in Mixed Use A, B, or C where intensity of uses is constrained or limited due to environmental features or lack of adequate infrastructure; and Mixed Use Areas in proximity to Village Centers. Land Development Regulations shall establish access criteria for community facilities to assure their appropriate location.~~

~~ACCESS — Areas zoned for the Low Density Residential development pattern shall have public street access.~~

Policy LU 1.7.2 — Medium Density Residential Development Pattern (Rev. Effective 7/2/99)

~~INTENT—The Medium Density Residential development pattern is intended to encourage a wide range of medium-density housing opportunities in close proximity to more intensive nonresidential uses, both which can be efficiently served by existing or planned infrastructure, including mass transit. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) related to residential use be allowed.~~

~~DENSITY/INTENSITY—Areas designated Medium Density Residential shall not have a gross density greater than 16 dwelling units per acre. Minimum density shall be 6 dwelling units per acre unless constraints of concurrency or natural features would preclude attainment of the minimum density. Nonresidential development shall not have a gross building area exceeding 20,000 square feet per acre.~~

~~LOCATION—Areas designated Mixed Use A, B and C on the Future Land Use Map are appropriate for zoning of Medium Density Residential Areas. Additional criteria for zoning are as follows: Areas of existing medium-density development; Areas of transition from more intensive use to Low Density Residential and Residential Preservation; Areas in proximity to higher intensity uses; Areas served by mass transit service; Areas in proximity to community schools, parks, and public greenways; Areas along arterial and collector roadways; and Areas adjacent to the Activity Center, Central Urban, University Transition and Downtown Future Land Use categories, and the Village Center, Suburban Corridor, Medical Center and Urban Pedestrian Center Mixed Use development patterns. Land Development Regulations shall establish access criteria for community facilities to assure their appropriate location.~~

~~ACCESS—Areas zoned for the Medium Density Residential development pattern shall have access to an arterial or collector roadway.~~

~~Policy LU-1.7.3—Low Density Residential Office Development Pattern (Rev. Effective 7/2/99)~~

~~INTENT—The Low Density Residential Office development pattern is intended to provide areas for office employment and residential uses in close proximity to each other. While conversion of existing residential structures on arterial and collector streets to office use is a situation where this development pattern will be applied, this development pattern should not be applied to such an extent that it would disrupt the viability of residential neighborhoods and adjacent residential properties. Zoning districts will be created to distinguish Residential Office areas by density and intensity, so that developments are scaled appropriately to their setting. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) related to residential or office use be allowed in a manner which would ensure the protection of adjacent uses.~~

~~DENSITY/INTENSITY—Redevelopment or reuse of existing residential or office uses in this development pattern shall have a maximum gross density of eight dwelling units per acre and/or an intensity not to exceed the floor area of the existing structure. New development in the Low Density Residential Office Development Pattern shall have a maximum gross density of eight dwelling units per acre and nonresidential gross building area shall not exceed 10,000 square feet per acre and non-residential gross building area~~

shall not exceed 10,000 square feet per acre. For mixes of residential and non-residential development on one parcel an overall limit to building floor area will be set at 12,500 square feet per acre.

LOCATION—Mixed Use A, B and C areas are appropriate for zoning of Low Density Residential Office for low density/low intensity uses. Additional criteria are as follows: Transition areas between Activity Center, Central Urban, University Transition and Downtown Future Land Use categories and Medium Density Residential, Village Center, Medical Center and Urban Pedestrian Center Mixed Use development patterns to Low Density Residential and Residential Preservation; and Transitional land use areas along arterial and collector roadways and Areas of Low Density Residential Office as a principal land use along arterial and collector roadways.

ACCESS—Areas zoned for the Low Density Residential Office development pattern shall have access to an arterial or collector roadway.

Policy LU 1.7.4 — Medium Density Residential Office Development Pattern
(Rev. Effective 7/2/99)

INTENT—The Medium Density Residential Office development pattern is intended to provide areas for office employment and residential uses in close proximity to each other. The Residential Office development pattern is intended in some locations to serve as an employment and residential area with medium densities and intensities. Zoning districts will be created to distinguish Medium Density Residential Office areas by density and intensity, so that developments are scaled appropriately to their setting. It is also intended that community facilities (Recreation, Community Services, Light Infrastructure and Post-Secondary Schools) related to residential or office use be allowed in a manner which would ensure the protection of adjacent uses. Ancillary first floor commercial use may also be permitted in Medium Density Residential Office.

DENSITY/INTENSITY—Residential use within this development pattern shall have a minimum density of 6 dwelling units per acre unless constraints of concurrency or natural features would preclude attainment of the minimum density and a maximum density of 16 dwelling units per acre in Mixed Use A and of 20 dwelling units per acre in Mixed Use B and C and nonresidential use shall not have a gross building area exceeding 20,000 square feet per acre. In Mixed Use C areas, nonresidential floor area may be up to 40,000 square feet per acre and building height up to six stories, if parking structures are provided for at least 50% of the parking spaces.

LOCATION—Mixed Use A, B and C areas are appropriate for zoning of Medium Density Residential Office density medium intensity uses. Additional criteria for mapping these areas are as follows: Areas of existing offices and multi-family uses; Areas adjacent to the Central Urban, University Transition and Downtown Future Land Use categories and Medium Density Residential, Village Center, Suburban Corridor, Medical Center and Urban Pedestrian Center Mixed Use development patterns; and Areas of Medium Density Residential Office as a principal land use along arterial and collector roadways.

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~~ACCESS~~ Areas zoned for the Medium Density Residential Office development pattern shall have access to an arterial or collector roadway.

~~**Policy LU 1.7.5 Village Center Development Pattern**~~ (Rev. Effective 7/2/99)

~~INTENT~~ The Village Center development pattern is intended to provide locations for offices and commercial uses which provide goods and services, that people frequently use, in close proximity to their homes. Village Centers are intended to be compact and not promote strip commercial development; therefore, zoning districts implementing this development pattern will include limitations on arterial and collector street frontage and maximum development pattern size, not to exceed 20 acres and 200,000 square feet of commercial use per parcel, except a Village Center may be as large as 30 acres if its gross square footage does not exceed 250,000 square feet. Village Centers are characterized by a scale and design that is compatible with nearby residential areas and zoning districts implementing this development pattern will include appropriate development standards. Zoning districts may include additional thresholds in order to size Village Centers in relation to the needs of the surrounding area. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) related to the principal use of this development pattern be allowed in a manner which would ensure the protection of adjacent uses.

~~DENSITY/INTENSITY~~ Nonresidential development shall not exceed 12,500 square feet of a gross building area per acre for Village Centers 20 acres and less. Nonresidential development shall not exceed 250,000 square feet of gross building area for Village Centers from 20 to 30 acres in size. Residential use is permitted on the second floor and above, above office or commercial use, up to a maximum density of sixteen dwelling units per acre.

~~LOCATION~~ Mixed Use A and B areas; and Mixed Use C areas in which the Urban Pedestrian Center would be inconsistent with existing development patterns are appropriate for zoning Village Centers. Additional criteria for zoning these areas are as follows: Areas adjacent to low and medium density residential development; and Areas adjacent to the Residential Preservation and University Transition Future Land Use categories and Low Density Residential, Medium Density Residential, Suburban Corridor, Medical Center and Urban Pedestrian Center Corridor Mixed Use development patterns.

~~ACCESS~~ Areas zoned for the Village Center development pattern shall have access to an arterial or collector roadway.

~~**Policy LU 1.7.6 Medical Center Development Pattern**~~ (Rev. Effective 6/26/98)

~~INTENT~~ The Medical Center development pattern is intended to provide adequate land area for the expansion and growth of medical related facilities and foster the efficient and compatible use of areas contiguous to existing hospitals for the development of medically related offices and support functions, including residential uses, and commercial uses up to 200,000 square feet per parcel. Medical centers are characterized by a variety of directly related medical facilities and indirectly related support businesses in close proximity to allow for efficient operation. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) related to medical facilities

be allowed in a manner which would ensure the protection of the allowable uses within and adjacent to this development pattern.

DENSITY/INTENSITY—Nonresidential development shall not exceed a gross building area of 80,000 square feet per acre, except hospitals which may have a gross building area up to 176,000 square feet per acre. Residential use shall not exceed twenty dwelling units per acre. Exclusively residential use shall have a minimum density of 6 dwelling units per acre unless constraints of concurrency or natural features would preclude attainment of the minimum density. Building height shall not exceed six stories, except hospitals which are exempt from the height limitation.

LOCATION—Areas appropriate to be zoned Medical Center are areas in the Mixed Use A, B, or C Future Land Use Category that are in proximity to a hospital and which contain a preponderance of medically-related facilities.

ACCESS—Areas zoned for the Medical Center development pattern shall have access to an arterial roadway.

Policy LU 1.7.7 Suburban Corridor Development Pattern (Rev. Effective 7/2/99)

INTENT—The Suburban Corridor development pattern is intended to accommodate existing development patterns representing a broad range of commercial, light industrial, and office uses which typically serve a regional or sub-regional population. Office use, and commercial use up to 200,000 square feet per parcel is allowed. Medium density residential use is also appropriate within this development pattern in order to promote a living working environment and make efficient use of infrastructure. It is also intended that community facilities (Recreation, Community Services and Light and Heavy Infrastructure) be allowed. Suburban Corridors are characterized by a linear pattern of single use development along arterial roadways, low floor area ratios and large impervious surface parking areas which are generally larger than the use that they serve. This pattern of development makes inefficient use of infrastructure and has a disproportionate impact upon the environment. Increases in land area zoned for the Suburban Corridor to accommodate a single use development are inconsistent with the Comprehensive Plan, except for increases in areas zoned for Suburban Corridor which permit an allowed use with an existing structure to expand. The intent of this exception is to encourage the continued use of existing structures, rather than the relocation of business to outlying locations. Reusing existing single use sites for multiple use developments, adding new uses to single use sites and/or new multiple use developments in the Suburban Corridor that share parking facilities, have parking structures and/or have high floor area ratios shall be facilitated by Land Development Regulations.

DENSITY/INTENSITY—Nonresidential development shall not have a gross building area exceeding 25,000 square feet per acre. Residential use shall not exceed sixteen dwelling units per acre. Storage areas within buildings, warehouses, mini-warehouses and self storage facilities may have a gross floor area up to 50,000 square feet per acre.

LOCATION—Mixed Use A, B and C areas, which already exhibit the type of uses and intensity associated with the Suburban Corridor development pattern may be appropriate to be zoned Suburban Corridor. An increase in the area designated for Suburban Corridor may occur through limited expansion of the existing Suburban Corridors and through the

~~establishment of new Suburban Corridors in Target Planning Areas (TPA) and Critical Planning Areas (CPA). In deciding whether to expand an existing Suburban Corridor, or to create a new suburban corridor in a TPA or CPA, the following criteria shall be considered: Lack of suitably located land which can accommodate the Suburban Corridor development pattern; and Access to arterials with high traffic volumes, surrounded by relatively low density and intensity uses, such as the Residential Preservation Future Land Use Category and Low Density Residential development pattern. Land Development Regulations shall establish access criteria for community facilities to assure their appropriate location. New Suburban Corridors in Target Planning Areas and Critical Planning Areas shall be designed to minimize access impacts upon arterial roadways and shall be designed to be compact rather than linear. Expanding existing or establishing new Suburban Corridors shall require demonstration that more than one land use will be included in the expansion area.~~

~~ACCESS—Areas zoned for the Suburban Corridor development pattern shall have access to an arterial roadway.~~

Policy LU 1.7.3 — Urban Pedestrian Center Development Pattern (Rev. Effective 6/26/98)

~~INTENT—The Urban Pedestrian Center is intended to encourage compact, linear and pedestrian scale urban development along arterial roadways that provide a wide range of uses and activities to serve both the corridor itself and surrounding areas. Although some areas within the Urban Pedestrian Center are currently of lower density and intensity, it is intended that Urban Pedestrian Centers will develop and redevelop with higher densities and floor area ratios. The arterial roadway along which the Urban Pedestrian Center is located is characterized by relatively high volume traffic with lower traffic speeds and served by mass transit. Zoning districts which implement the Urban Pedestrian Center will include urban design standards which establish criteria that will promote pedestrian activity. It is also intended that community facilities (Recreation, Community Services and Light Infrastructure) may also be allowed in a manner which would ensure the protection of the allowable uses within and adjacent to this development pattern. Residential use, office use, and commercial use up to 200,000 square feet per parcel is allowed.~~

~~DENSITY/INTENSITY—Exclusively nonresidential development in Mixed Use B and C or nonresidential development in Mixed Use A shall not exceed 20,000 square feet of gross building area per acre. Exclusively residential use in Mixed Use B and C or residential development in Mixed Use A shall have a minimum density of 6 dwelling units per acre and shall not exceed sixteen dwelling units per acre. Combined residential and nonresidential development in Mixed Use B and C may have gross building area gross up to 40,000 square feet per acre and a maximum density of twenty dwelling units per acre. Building height shall not exceed six stories.~~

~~LOCATION—Mixed Use B and C areas, and Mixed Use A areas where the Urban Pedestrian Center is a transition between low density residential uses and more intensive uses may be appropriate for zoning of an Urban Pedestrian Center. Additional criteria for zoning these areas are as follows: Areas proximate to medium and high density residential land uses in urban areas; Areas proximate to higher intensity Mixed Use Development patterns, such as Medium Density~~

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~~Residential, Low and Medium Density Residential Office and Village Center; Areas proximate to higher intensity Future Land Use categories such as Downtown, Central Urban, University Transition, and Activity Centers; and Areas within walking distance of transit and along corridors designated for alternate transportation (per 2020 Long Range Transportation Plan)~~

~~ACCESS—Areas zoned for the Urban Pedestrian Center development pattern shall have access to an arterial roadway.~~

~~**Policy LU 1.7.9—Light Industrial Development Pattern (Rev. Effective 7/2/99)**~~

~~INTENT—The Light Industrial development pattern is intended to provide areas for industrial and warehousing activities, including storage, service commercial, office and assembly activities. It is intended that regulations implementing this development pattern will preclude non-light industrial uses which would limit or interfere with industrial development. It is also intended that community facilities (Recreation, Community Services, Post Secondary Schools, and Light and Heavy Infrastructure) may be allowed in a manner which would ensure the protection of the allowable uses within and adjacent to this development pattern. Office use, and commercial use up to 10,000 square feet per parcel is allowed.~~

~~INTENSITY/DENSITY—Nonresidential development shall not exceed 25,000 square feet of gross building area per acre. Residential use (intended for a watchman or guard) shall not exceed one dwelling unit per industrial use. Storage areas within buildings, warehouses, mini-warehouses and self storage facilities may have a gross floor area up to 50,000 square feet per acre.~~

~~LOCATION—Areas within Mixed Use that are currently developed with industrial uses may be appropriate for zoning as Light Industrial. New areas within Mixed Use that may be appropriate for zoning as Light Industrial include: Areas proximate to interstate and intrastate highways and highways which connect to cities in adjacent counties; and Areas proximate to the Tallahassee Regional Airport or a railroad.~~

~~ACCESS—Areas zoned for the Light Industrial development pattern shall have access to an arterial roadway.~~

~~**Policy LU 1.7.10: (Rev. Effective 6/26/98)**~~

~~The development patterns established in Policies LU 1.7.1—1.7.9 are related to the Mixed Use A, B and C categories as specified in the following table~~

~~(See Page I-63):~~

~~**Policy LU 1.7.11: (Effective 12/23/96)**~~

~~The Mixed Use concept, objectives and policies of the Comprehensive Plan will be evaluated as part of the Evaluation and Appraisal Report process.~~

~~**Policy LU 1.7.10: (Rev. Effective 6/26/98)**~~



~~TRADITIONAL NEIGHBORHOOD MIX
TRADITIONAL NEIGHBORHOOD MIX~~

Policy LU 1.7.10: (Rev. Effective 6/26/98)**TRADITIONAL NEIGHBORHOOD MIX**

Primary: (From 68—82%)	Low-Density Residential	Residential, Recreation, Light Infrastructure & Community Service	Up to 8 units/acre	10,000-sq ft/acre
	Low-Density Residential-Office	Residential, Office, Recreation, Light Infrastructure & Community Service	Up to 8 units/acre	10,000-sq ft/acre
Secondary: (25% or less of Mixed Use A)	Medium-Density Residential	Residential, Recreation, Light Infrastructure & Community Service	8 to 16 units/acre	20,000-sq ft/acre
	Medium-Density Residential-Office	Residential, Office, Ancillary 1 st -Floor Commercial, Recreation, Light Infrastructure, Community Service & Post-Secondary Schools	Up to 16 units/acre	20,000-sq ft/acre
	Village-Center	Residential, Office, Commercial up to 200,000-sq ft, Recreation, Light Infrastructure & Community Service	Up to 16 units/acre	12,500-sq ft/acre
	Medical-Center	Residential, Office, Commercial up to 200,000-sq ft, Recreation, Light Infrastructure & Community Service	Up to 20 units/acre (1)	80,000-sq ft/acre (2)
	Village-Center	Residential, Office, Commercial up to 60,000-sq ft, per-center; Recreation, Light Infrastructure & Community Service	Up to 20 units/acre (1)	20,000-sq ft/building
	Medical-Center	Residential, Office, Commercial up to 200,000-sq ft per-center, Recreation, Light Infrastructure & Community Service		40,000-sq ft/acre (2)
Tertiary: (7% or less of Mixed Use A)	Urban-Pedestrian Center	Residential, Office, Commercial up to 200,000-sq ft, Recreation, Light Infrastructure & Community Service	Up to 16 units/acre (1)	20,000-sq ft/acre
	Suburban-Corridor	Residential, Office, Commercial up to 200,000-sq ft, Recreation, Light & Heavy Infrastructure & Community Service	Up to 16 units/acre	25,000-sq ft/acre
	Light-Industrial	Ancillary Residential, Office, Commercial up to 10,000-sq ft, Light Industrial, Recreation, Light & Heavy Infrastructure, Community Service & Post-Secondary Schools	1 unit/development	20,000-sq ft/acre

Policy LU 1.7.10: (Rev. Effective 6/26/98)
TRADITIONAL NEIGHBORHOOD MIX
MIXED USE B

Primary: (From 65-80%)	Low-Density Residential Low-Density Residential Office Medium-Density Residential Medium-Density Residential Office Village Center	Residential, Recreation, Light Infrastructure & Community Service Residential, Office, Recreation, Light Infrastructure & Community Service Residential, Recreation, Light Infrastructure & Community Service Residential, Office, Ancillary 1 st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post-Secondary Schools Residential, Office, Commercial up to 200,000 sq ft, Recreation, Light Infrastructure & Community Service	Up to 8 units/acre Up to 8 units/acre 8 to 16 units/acre Up to 20 units/acre Up to 16 units/acre	10,000-sq ft/acre 10,000-sq ft/acre 20,000-sq ft/acre 20,000-sq ft/acre 12,500-sq ft/acre
	Medium-Density Residential Medium-Density Residential Office	Residential, Office, Recreation, Light Infrastructure & Community Service Residential, Office, Ancillary 1 st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post-Secondary Schools	8 to 16 units/acre	Up to 20,000 sq ft/building Up to 20,000 sq ft/acre
	Village Center	Residential, Office, Commercial up to 200,000 sq ft, Recreation, Light Infrastructure & Community Service	Up to 20 units/acre	Up to 200,00 sq ft/building Up to 20,000 sq ft/acre
Secondary: (35% or less of Multiple Use) Secondary: (35% or less of Mixed Use B)	Urban Pedestrian Center	Residential, Office, Commercial up to 200,000 sq ft, Recreation, Light Infrastructure & Community Service	Up to 16 units/acre (2)	Up to 20,000 sq ft/acre (2)
	Urban Pedestrian Center	Residential, Office, Commercial up to 200,000 sq ft, Recreation, Light Infrastructure & Community Service	Up to 16 units/acre (2)	20,000-sq ft/acre (2)
	Suburban Corridor	Residential, Office, Commercial up to 200,000 sq ft, Recreation, Light & Heavy Infrastructure & Community Service	Up to 16 units/acre	25,000-sq ft/acre
	Medical Center	Residential, Office, Commercial up to 200,000 sq ft, Recreation, Light Infrastructure & Community Service	Up to 20 units/acre (1)	80,000-sq ft/acre (2)
	Light Industrial	Residential, Office, Commercial up to 200,000 sq ft, Recreation, Light Infrastructure & Community Service Ancillary Residential, Office, Commercial up to 10,000 sq ft, Light Industrial, Recreation, Light & Heavy Infrastructure, Community Service & Post-Secondary Schools	1 unit/development	20,000-sq ft/acre
	Medical Center	Residential, Office, Commercial up to 200,000 sq ft per center, Recreation, Light Infrastructure & Community Service	Up to 20 units/acre (1)	80,000-sq ft/acre (2)
	Business Park	Office, Residential and Commercial	Up to 16 units/acre	20,000-sq ft/acre

Policy LU 1.7.10: (Rev. Effective 6/26/98)**TRADITIONAL NEIGHBORHOOD MIX**

MIXED USE C	Development Patterns	Allowed Land Uses	Density	Intensity
Primary: (From 62-77%)	Medium-Density Residential Medium-Density Residential-Office	Residential, Recreation, Light Infrastructure & Community Service Residential, Office, Ancillary 1 st Floor Commercial, Recreation, Light Infrastructure, Community Service & Post-Secondary Schools	8 to 16 units/acre Up to 20 units/acre	20,000-sq ft/acre 20,000-sq ft/acre
	Urban Pedestrian Center	Residential, Office, Commercial up to 200,000-sq ft, Recreation, Light Infrastructure & Community Service	Up to 16 units/acre (3)	20,000-sq ft/acre (3)
Secondary: (33% or less of Mixed Use C)	Low-Density Residential Low-Density Residential-Office Suburban Corridor	Residential, Recreation, Light Infrastructure & Community Service Residential, Office, Recreation, Light Infrastructure & Community Service Residential, Office, Commercial up to 200,000-sq ft, Recreation, Light & Heavy Infrastructure & Community Service Residential, Office, Commercial up to 200,000-sq ft, Recreation, Light Infrastructure & Community Service	Up to 8 units/acre Up to 8 units/acre Up to 16 units/acre Up to 20 units/acre (1)	10,000-sq ft/acre 10,000-sq ft/acre 25,000-sq ft/acre 80,000-sq ft/acre (2)
	Medical Center			
Tertiary: (5% or less of Mixed Use C)	Village Center	Residential, Office, Commercial up to 200,000-sq ft, Recreation, Light Infrastructure & Community Service	Up to 16 units/acre	12,500-sq ft/acre
	Light Industrial	Ancillary Residential, Office, Commercial up to 10,000-sq ft, Light Industrial, Recreation, Light & Heavy Infrastructure, Community Service & Post-Secondary Schools	1-unit/development	20,000-sq ft/acre

Notes:

(1) 8 units/acre minimum for exclusively residential; (2) Hospitals up 176,000-sq ft/acre; (3) 20 units/acre and 40,000-sq ft/acre multiple use development; 40,000-sq ft/acre with 50% of parking in structure

From page 76

MIXED SUBURBAN FUTURE LAND USE CATEGORY NONRESIDENTIAL DEVELOPMENT CRITERIA**Objective 3.3: [L] (Effective 12/23/96)**

Commercial and nonresidential development in the Mixed Suburban Use Future Land Use Category will be located consistent with the intended function of the Mixed Use Suburban A, B, and C overlay categories and Land Use Objective 1.7 and its subsequent policies. The negative effects of commercial and nonresidential development on adjacent development and on roadway capacity will be mitigated through site design

and locational policies standards in the land development regulations. Comprehensive Plan goals and objectives regarding the promotion of transit, bicycling and walking, and the preservation of roadway capacity will be incorporated into the design of commercial and nonresidential development.

Policy 3.3.1: [L] (Effective 12/23/96)

Zoning for commercial development in the ~~Mixed-Use Suburban~~ Future Land Use Category shall occur only in locations that are compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.

a) Regulation of Impacts

The Land Development Regulations shall establish zoning districts and development standards that mitigate the impacts of the allowed commercial uses. The impacts of commercial development that may require additional regulation include, but are not limited to, hours of operation, outdoor sales lots, night lighting, traffic volume and flow, noise, odor, signage, or other such impacts.

b) Location of Commercial and Nonresidential Zoning Districts

The Land Development Regulations shall establish zoning districts within ~~Mixed Use~~ the Suburban Future Land Use Category that ~~which~~ insure that the location of commercial and nonresidential zoning districts will provide for ~~a mixing of uses and appropriate integration of uses and~~ the protection of residential areas consistent with Plan policies. Commercial zoning districts shall be geographically compact and located at or near the intersections of major roads ~~or in a manner that~~ ~~Suburban Corridor, which reflects the existing linear development pattern, shall be the sole exception to this commercial location policy.~~

~~which that implement Mixed-Use development patterns~~ the Suburban Future Land Use Category shall establish access management standards. ~~Planned integrated access to the transportation system shall be as specified in the Land Development Regulations. The zoning districts may allow access to a local street provided such access does not adversely impact residential areas and neighborhoods. The zoning districts shall prohibit commercial and nonresidential access to a canopy road except as provided for by Conservation Policy 3.4.10.~~

Policy 3.3.2: [L] (Effective 12/23/96)

The zoning districts which allow commercial and nonresidential development shall require adequate and appropriate landscaping, open space and buffering and be designed so as to discourage criminal activity and to enhance the appearance of structures and parking areas. In order to minimize the negative visual and off-site impacts of commercial development, the Land Development Regulations shall provide for development standards regulating commercial and nonresidential development as follows:

- 1) The Land Development Regulations shall provide for the following development standards for commercial and nonresidential development, which include, but are not limited to:
 - a) Mass and height compatible with adjacent uses.

- b) Adequate buffering, screening, landscaping and architectural treatment if adjoining a residential area.
 - c) Sufficient parking designed to minimize noise and visual impacts to adjoining residential areas, and safe internal vehicular and pedestrian circulation.
 - d) Interconnections for vehicular and pedestrian traffic between adjacent nonresidential development
 - e) Vehicular access to and from the site shall be designed to discourage traffic through adjoining residential areas.
 - f) Provide for easy and safe pedestrian access to adjoining residential areas.
- 2) A commercial or nonresidential development accessing a minor collector, local street, or located adjoining a residential area shall be compatible with residential development in terms of its off-site impacts as defined in Land Use Policy 3.3.1.a. The Land Development Regulations shall define as allowed uses the specific uses and provide for development standards which further the intent of this policy.

Policy 3.3.3: [L] (Effective 12/23/96)

The Land Development Regulations shall regulate commercial development access to protect the safe and efficient operating characteristics of roads and streets. Commercial development shall meet access management criteria as set forth in the Land Development Regulations. In order to reduce the negative impact of commercial development to the volume of the road, the Land Development Regulations shall contain provisions which encourage the reduction in the number of commercial access points by requiring the sharing of access by two or more commercial developments for those uses that result in a large number of vehicular trips. Access management design requirements provided for in the Land Development Regulations may include but not be limited to:

- a) Shared access;
- b) Acceleration and deceleration lanes;
- c) Right in and right out limited access and,
- d) Access via frontage and/or service roads;
- e) Minimum uninterrupted throat lengths for access drives;
- f) Minimum lot width and depth requirements for allowing the full range of commercial uses;
- g) Access provisions for transit and safe pedestrian movement both internal to the site and to adjacent properties.

From *Industrial Land Use*, page 80

Policy 4.1.3: [L] (Rev. Effective 12/23/96)

~~Except for where allowed within the Mixed Use development patterns,~~ The following limitations shall apply to industrial development. Industrial development shall be located in such a manner as to prohibit industrial traffic through predominantly residential areas. At a minimum, the following limitations shall apply:

- a) No future heavy industrial uses shall be allowed to adjoin existing low density and medium density residential uses.

- b) Future light and heavy industrial uses will be prohibited on local and minor collector streets providing primary access to residential development.

Text from pages 1-18 through 1-21 - are amendments needed/desired?

TARGET PLANNING AREAS PLANNED DEVELOPMENT

Objective 6.1: [L] (Rev. Effective 12/23/06)

~~Undeveloped areas within the Urban Service Area that, as of June 28, 1995, are predominantly in the same ownership, including contiguous parcels under the same ownership or control, and between 200 and 1,000 acres shall be defined as Target Planning Areas. These Target Planning Areas shall require, prior to subdivision or development, a PUD, subject to Type D review and final PUD as specified in the Zoning Code, which identifies the specific criteria for development with the Target Planning Area. To provide for a more self-supporting development pattern that is less oriented to the use of automobiles, each PUD shall include at least four different land uses that are integrated with each other, as well as with the unique characteristics of the Targeted Planning Area. All PUDs shall be consistent with the Comprehensive Plan, including the requirements for the underlying land use category. Where the underlying land use would not allow for the proposed mix of uses, a Plan amendment would be required to designate the area for a land use that would permit the proposed mix of uses.~~

Policy 6.1.1: [L] (Rev. Effective 6/28/95)

PUDs for the Targeted Planning Areas shall be adopted by ordinance as part of the implementing land development regulations and shall identify the following:

- a) ~~Boundary of area subject to Targeted Area Plan;~~
- b) ~~General depiction of Land Use configurations;~~
- e) ~~Activities permitted within each land use;~~
- d) ~~Total dwelling units consistent with phasing population allocations for area;~~
- e) ~~Total square footage consistent with phased projected needs for area;~~
- f) ~~Specific requirements that will adequately protect the natural resources of the area;~~
- g) ~~Access requirements that consider the impacts to the surrounding area, including canopy roads, requires interconnections, and is consistent with existing and future transportation corridors;~~
- h) ~~Facilities and development requirements to provide for alternative modes of transportation;~~
- i) ~~How the development will be coordinated with public facility expansions;~~
- j) ~~How the development will reduce transportation demand by allowing for internal capture through a mixture of uses that includes at least three of the following: residential, commercial, office, and industrial;~~
- k) ~~How the development will provide for low and moderate income housing;~~
- l) ~~How the development will provide for the recreational needs of the community; and~~
- m) ~~How the unique characteristics of the area, including cultural and historic resources and greenways, will be addressed.~~

Policy 6.1.2: [L] (Rev. Effective 12/7/99)

It is the intent of local government to allow timely installation of facilities and infrastructure recognized by the City and/or County Commission as being important for the orderly growth of the community. ~~A portion of a Target Planning Area may be subdivided for sale or donation prior to the submittal of a PUD for the remainder of the Target Planning Area in order to develop schools (pre-kindergarten through twelfth grade) and/or infrastructure uses, if permitted by the underlying land use category, to serve primarily offsite needs. Onsite infrastructure needed primarily for the future development of the Target Planning Area shall not be included as part of the advance development option provided by this policy. This public facility development option shall be implemented using the standard PUD procedures as identified in the Land Development Regulations, but shall not be used to reduce the overall area below the Target Planning Area threshold. The Educational Facilities and types of infrastructure that are intended to be accessible by the public shall be designed for integrated auto, pedestrian and bicycle access, and shared access. The school facilities and infrastructure shall include adequate buffering for the remainder of the Target Planning Area.~~

Policy 6.1.3: [L] (Effective 12/23/96)

The City or the County may adopt a General Target Area Plan, by ordinance, for a property or properties which meet the definition of a Target Planning Area. A General Target Area Plan shall meet the requirements of Policy LU 6.1.1 and shall allocate land uses their densities and intensities and establish other requirements deemed necessary to protect the public interest. Subsequently, PUDs may be approved for properties or

portions of properties governed by a General Target Area Plan if the subsequent PUD conforms to the General Target Area Plan.

Policy 6.1.4: [L] (Effective 12/7/99)

For Target Planning Areas that are split by an interstate highway that limits integration across the entire Target Planning Area, separate Target Area Plans and implementing PUDs may be adopted for each side. Subdivision or development of an area on one side of the interstate shall be dependent upon the prior adoption of a Target Area Plan for that side of the interstate only.

CRITICAL PLANNING AREAS

Objective 6.2: [L] (Rev. Effective 12/23/96)

Undeveloped areas within the Urban Service Area that, as of June 28, 1995, are predominantly in the same ownership, including contiguous parcels under the same ownership or control, and greater than 1,000 acres shall be defined as Critical Planning Areas. Due to the expected impact from the development of these large areas on the surrounding community, these Critical Planning Areas shall require generalized Critical Area Plans, as well as PUD Zoning Districts within the Land Development Regulations. These plans will serve to implement land use decisions based on the unique characteristics of a particular area, including its development impact on the surrounding community, and to provide for a mixture of integrated uses. Future development approval shall be consistent with the Critical Area Plans (CAPs) and PUD Zoning Districts.

Policy 6.2.1: [L] (Effective 6/28/95)

Prior to the development or subdivision of a Critical Planning Area, except as provided in Policy 6.2.4, a Critical Area Plan shall be adopted as part of the Comprehensive Plan to set the general parameters for development within that Critical Planning Area.

Policy 6.2.2: [L] (Effective 6/28/95)

Critical Area Plans shall identify the following:

- a) An identification of preservation and conservation features, as defined in the Comprehensive Plan and a description of how these features will be protected.
- b) A generalized site plan showing the distribution and development phasing of future land uses for the area and the minimum and maximum allowable densities and intensities, total dwelling units, and total square footage.
- c) A transportation plan showing the major transportation network for the area. The plan shall address the issues of capacity maintenance, promotion of mass transit and pedestrian accessibility, and protection of canopy roads, if applicable.
- d) A facilities plan which identifies the type, demand, and general location of needed utilities in relation to existing and scheduled utilities in the areas of the development, as well as the location of proposed schools, parks and open space.
- e) A set of development guidelines that will direct the development of subsequent site specific development projects as part of a PUD. These guidelines shall address, but not be limited to, the interrelationships of uses, energy efficiency, pedestrian access, and crime prevention.
- f) If allowances are to be made for developments that are different than the requirements specified in the Comprehensive Plan, those allowances should be specifically identified.

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Policy 6.2.3: [L] (Effective 6/28/95)

~~Within the Critical Planning Areas, and immediately following the adoption of a Critical Area Plan (CAP), PUD Zoning Districts shall be adopted in phases to include development criteria for each phase of the Critical Area Plan. These Zoning Districts shall identify the location of general land uses, more specific timing requirements for each phase of the CAP, and the development standards for the area. These Zoning Districts shall ensure consistency with the Critical Area Plan and provide for a mixture of integrated uses. Except as provided in Policy 6.2.4., property within a Critical Planning Area may not be subdivided or developed prior to the adoption of a PUD Zoning District as part of the zoning code and land development regulations. To develop or subdivide within a Critical Planning Area, a developer must submit a site plan for site plan review which is consistent with the CAP and the PUD Zoning Districts.~~

Policy 6.2.4: [L] (Rev. Effective 12/7/99)

The following provisions shall also apply to CAPs:

- ~~a) If a property owner wishes to subdivide or develop a portion of a Critical Planning Area before a Critical Area Plan (CAP) and/or PUD Zoning Districts specific to the area are adopted, a PUD, subject to the requirements of Objective 6.1 and its implementing policies, shall be required. This advance development option shall be permitted only once for any individual property owner. This option shall not be utilized by subsequent property owners resulting from the use of this option;~~
- ~~b) Flexibility may also be provided for discreet areas of the Critical Planning Area that are separated by an interstate highway that prevents the integration with the remainder of the Critical Planning. This flexibility shall be dependent on the size of each of these discreet areas as they existed on June 28, 1995, as described below:
 - ~~i. A property owner may subdivide or develop a portion of the Critical Planning Area before a CAP and/or PUD Zoning Districts specific to the area if that portion is less than 20 acres and isolated from the remainder of the Critical Planning Area due to an interstate highway that prevents integration with the remainder of the Critical Planning Area. For such isolated, contiguous property less than 20 acres, the standard PUD procedures, as specified in the Land Development Regulations, shall be used and no CAP or Target Area Plan shall be required prior to the subdivision or development of that portion;~~
 - ~~ii. If the contiguous property on one side of the interstate highway is greater than 1,000 acres, that portion shall follow the Critical Planning Area procedures for development.~~
 - ~~iii. If the contiguous property is between 20 and 1,000 acres, the Target Planning Area PUD provisions of Objective 6.1 and its implementing policies shall be used.~~~~
- ~~c) Within a Critical Planning Area, the size of a PUD that is adopted prior to the adoption of a Critical Area Plan and the PUD Zoning Districts, pursuant to Policy 6.2.4(a)[L], shall not exceed 200 acres, including contiguous properties under the same ownership or control;~~
- ~~d) Once a Critical Area Plan is adopted as part of the Comprehensive Plan, and the PUD Zoning Districts are adopted for the relevant phase, site plans of any size and number within that phase may be approved, so long as they are consistent with the Critical Area Plan and PUD Zoning Districts; and~~
- ~~e) It is the intent of local government to allow timely installation of facilities and infrastructure recognized by the City and/or County Commission as being important for the orderly growth of the community. Subdivision of a portion of a Critical Planning Areas for sale or donation to a public or quasi public entity for the purpose of conservation, preservation, or passive~~

resource-based recreation use shall not be contingent upon the adoption of a CAP and PUD Districts, but shall be required to submit a management plan to be approved by the local government in lieu of a PUD or site plan. Subdivision and development of a portion of a Critical Planning Area for sale or donation for the purpose of providing schools (pre-kindergarten through twelfth grade) and/or infrastructure to serve primarily offsite needs shall not, likewise, be contingent upon the adoption of a CAP and PUD Districts, but shall be required to follow the review procedures for a PUD. Onsite infrastructure needed primarily for the future development of the Critical Planning Area shall not be included as part of the advance development option provided in this paragraph. The educational facilities and types of infrastructure that are intended to be accessible by the public shall be designed for integrated auto, pedestrian and bicycle access, and shared access. The school facilities and infrastructure shall include adequate buffering for the remainder of the Critical Planning Area. If any of these public acquisitions reduces the remaining acreage of the Critical Planning Area below 1,000 acres, the Target Planning Area provisions shall apply to all remaining acreage.

Policy 6.2.5: [L] (Effective 6/28/95)

No later than the start of the 95-96 budget review, and for each fiscal year thereafter, the City Commission and the Board of County Commissioners shall approve, as part of the annual budget process, a schedule of Critical Area Plans to be developed in that fiscal year. Either local government may amend the annual work plan for its jurisdiction, or undertake additional Critical Area Plans, as long as sufficient resources are provided to avoid any delays to the remaining elements of the work plan.

Policy 6.2.6: [L] (Effective 6/28/95)

All Critical Area Plans as set forth in these objectives and policies shall be approved performed only by that governmental entity having legal jurisdiction for the areas to be studied. That is, only Leon County shall have the authority to adopt Critical Area Plans for areas in the unincorporated area of Leon County, whether such property is located within or outside of the Urban Services Area boundary. Likewise, only the City of Tallahassee shall have the authority to adopt Critical Area Plans for areas within the city limits, whether such property is located within or outside of the Urban Services Area Boundary. Furthermore, this Policy shall not preclude both local governments from jointly preparing such a plan for subsequent adoption by the governments with jurisdiction.

Policy 6.2.7: [L] (Effective 6/28/95)

Targeted Planning Areas and Critical Planning Areas which are to be developed at urban densities and provided with urban services shall be considered appropriate for annexation.

Policy 6.2.8: [L] (Effective 6/28/95)

Local government is authorized to adopt land development regulations to implement the above referenced Critical Area Plans, PUD Zoning Districts, and requirements for PUDs and Site Plans.

Policy 6.2.9: [L] (Effective 1/19/02)

In consideration of the final boundaries of the Miccosukee Canopy Road Greenway acquired by the State of Florida, all property adjoining the Testerina Primitive Baptist

~~Church and interior of the Greenway shall be exempted from all requirements associated with the Critical Planning Area.~~

~~FUTURE TARGET PLANNING AREAS & CRITICAL PLANNING AREAS~~

~~Objective 6.3: [L] (Effective 6/28/95)~~

~~As demands from a rapidly increasing population may require the expansion of the Urban Service Area in the future, additional areas will be identified as Targeted Planning Areas and Critical Planning Areas upon their inclusion within the Urban Service Area.~~

~~Policy 6.3.1: [L] (Effective 12/23/96)~~

~~Upon expansion of the Urban Service Area, properties that meet the definitions for Targeted Planning Areas and Critical Planning Areas shall be designated such as part of the adopted Zoning Map.~~

~~From Southeast Sector Plan, page 95~~

Policy LU 10.1.2: Land Use (Rev. Effective 7-7-99)

The Southeast Sector Planning Area shall include a mix of zoning districts that allows a range of types of residential, commercial, office and industrial uses with varying densities and intensities. It shall include areas intended for urban intensity land use that are designated ~~Mixed Use~~ BSuburban. Areas not intended for urban intensity land use are designated Rural. The Urban Service Area will be adjusted accordingly (See Figure 10.C).

Phasing of development in the Southeast Sector Planning Area is based on the projections of average densities and intensities occupying corresponding acreage. A comprehensive plan amendment shall be required in order to exceed the projected total number of residential units or the projected total nonresidential acreage for Southwood at full buildout described in Table E.

Land Development Regulations (LDRs) may further limit land use and development intensity and density within the ~~Mixed Use~~ BSuburban designation in order to create areas of the following characteristics;

TARGET PLANNING AREAS PLANNED DEVELOPMENT AREAS**Objective 6.1: [L] (Rev. Effective 12/23/96)**

Undeveloped areas within the Urban Service Area that, as of June 28, 1995, are predominantly in the same ownership, including contiguous parcels under the same ownership or control, and ~~between 200 and 1,000~~ encompassing more than 200 acres shall be defined as ~~Target Planning~~ Planned Development Areas. These ~~Target Planning~~ Planned Development Areas shall require, prior to subdivision or development:

- Allocation of future land uses and intensities through the Comprehensive Plan amendment process in conjunction with approval of the Planned Development Master Plan;
- Approval of a Planned Development Master Plan for development of all contiguous land holdings as an area plan that is consistent with, but not formally adopted as part of the Comprehensive Plan. The Planned Development Master Plan shall show the location, intensity and mix of proposed land uses, as well as the transportation network necessary to serve the proposed development;
- Approval of a PUD, subject to Type D review and final PUD as specified in the Zoning Code, which that is consistent with the Planned Development Master Plan and identifies the specific criteria for development with the Target Planning Area Planned Development. PUD approval may be granted in phases where a portion of the property is to be developed at any given time.

To provide for a more self-supporting development pattern that is less oriented to the use of automobiles, ~~each PUD~~ the Planned Development Master Plan area shall include at least four different land uses (e.g., residential, retail, office, service, recreation, and/or public) that are integrated with each other, as well as with the unique characteristics of the Targeted Planning Area. ~~All PUDs shall be consistent with the Comprehensive Plan, including the requirements for the underlying land use category. Where the underlying land use would not allow for the proposed mix of uses, a Plan amendment would be required to designate the area for a land use that would permit the proposed mix of uses.~~

(the portion in italics will need to be amended because there will not be an underlying category; this will not be an overlay as proposed)

Policy 6.1.1: [L] (Rev. Effective 6/28/95)

Except as provided by Policy 6.1.2, prior to approval of development within PUDs for the Targeted Planning Planned Development Areas a Planned Development Master Plan shall be adopted as an area plan that is consistent with, but independent of the Comprehensive Plan. The Comprehensive Plan shall be amended concurrently with the Planned Development Master Plan to allocate the mix, locations and intensities of future land uses as well as any public facilities required to serve proposed land uses. The Master Plan by ordinance as part of the implementing land development regulations and shall identify the following:

- a) Boundary of area subject to Targeted Area Plan ~~Planned Development~~;
- b) General depiction of mix, location and intensities of future land uses ~~Land Use configurations~~;
- c) Activities permitted within each land use;
- d) Total dwelling units ~~consistent with phasing population allocations for area~~ by residential dwelling type;
- e) Total square footage of non-residential development ~~consistent with phased projected needs for area~~;
- f) Specific requirements that will adequately protect the natural resources of the area;
- g) ~~Access requirements~~ Transportation system improvements that are consistent with adopted transportation plans and consider address the impacts to the surrounding area, including canopy roads and requires required interconnections. The plan shall address the issues of capacity maintenance, promotion of mass transit and pedestrian accessibility, and protection of canopy roads, if applicable, and is consistent with existing and future transportation corridors;
- h) Facilities and development requirements to provide for alternative modes of transportation;
- i) A facilities plan which identifies the type, demand, and general location of needed utilities in relation to existing and scheduled utilities in the areas of the development, as well as the location and adequacy of proposed schools, parks and open space ~~How the development will be coordinated with public facility expansions~~;
- j) How the development will reduce transportation demand by allowing for internal trip capture of at least 20% at project build-out through a mixture of uses that includes at least three-four of the following: residential; commercial retail; office; service, recreational, public and industrial;
- k) How the development will provide for low and moderate income housing;
- l) How the development will provide for the recreational needs of the community; and
- m) How the unique characteristics of the area, including cultural and historic resources, preservation and conservation features, and greenways, will be addressed;
- n) A phasing plan showing the phasing of future land uses for the area and the minimum and maximum allowable densities and intensities, total dwelling units, and total square footage; and
- o) A set of development guidelines that will direct the development of subsequent site specific development projects as part of a PUD. These guidelines shall address, but not be limited to, the interrelationships of uses, energy efficiency, pedestrian access, and crime prevention.

Policy 6.1.2: [LJ] (Rev. Effective 12/7/99)

a) ~~It is the intent of local government to allow timely installation of facilities and infrastructure recognized by the City and/or County Commission as being important for the orderly growth of the community. A portion of a Target Planning~~ Planned Development Area not exceeding either 20% of the Planned Development Area or 200 acres may be subdivided for sale or donation developed through the PUD process as established in the LDRs prior to the submittal of a Planned Development PUD Master Plan for the remainder of the Target Planning Area ~~Planned Development. As part of the PUD approval, the applicant shall submit a map of all contiguous land holdings. Easements, right-of-way and other improvements located throughout and needed to serve the larger development may be required to be dedicated in conjunction with this development in advance of the Master Plan, in order to develop schools (pre-kindergarten through twelfth grade) and/or infrastructure uses, if permitted by the (future land use category) underlying land use category, to serve, primarily, offsite needs. Onsite infrastructure needed primarily for~~

the future development of the Target Planning Area shall not be included as part of the advance development option provided by this policy. This public facility development option shall be implemented using the standard PUD procedures as identified in the Land Development Regulations, but shall not be used to reduce the overall area below the Target Planning Area Planned Development threshold and any development authorized in advance of Master Plan approval must be included in the Master Plan. This option shall not be utilized by subsequent property owners resulting from the use of this option;

b) It is the intent of local government to allow timely installation of facilities and infrastructure recognized by the City and/or County Commission as being important for the orderly growth of the community. Subdivision of a portion of a Planned Development for sale or donation to a public or quasi-public entity for the purpose of conservation, preservation, or passive resource based recreation use shall not be contingent upon the adoption of a Master Plan and PUD Districts, but the applicant shall be required to submit a management plan to be approved by the local government in lieu of a PUD or site plan. Subdivision and development of a portion of a Planned Development for sale or donation for the purpose of providing schools (pre-kindergarten through twelfth grade) and/or infrastructure to serve primarily offsite needs shall not, likewise, be contingent upon the adoption of a Master Plan and PUD-Districts, but shall be required to follow the review procedures for a PUD. Onsite infrastructure needed primarily for the future development of the Planned Development shall not be included as part of the advance development option provided in this paragraph. The educational facilities and types of infrastructure that are intended to be accessible by the public shall be designed for integrated auto, pedestrian and bicycle access, and shared access. The school facilities and infrastructure shall include adequate buffering for the remainder of the Planned Development. If any of these public acquisitions reduces the remaining acreage of the Planned Development below 200 acres, the Planned Development provisions of this Plan shall apply to all remaining acreage. The Educational Facilities and types of infrastructure that are intended to be accessible by the public shall be designed for integrated auto, pedestrian and bicycle access, and shared access. The school facilities and infrastructure shall include adequate buffering for the remainder of the Target Planning Area.

Policy 6.1.3: [L] (Effective 12/23/96)

Delete policy and address development phasing through the LDRs. The City or the County (would strike City or County if in the LDRs) may adopt a General Target Area Plan, by ordinance, for a property or properties which meet the definition of a Target Planning Area. A General Target Area Plan shall meet the requirements of Policy LU 6.1.1 and shall allocate land uses their densities and intensities and establish other requirements deemed necessary to protect the public interest. Subsequently, PUDs may be approved for properties or portions of properties governed by a General Target Area Plan if the subsequent PUD conforms to the General Target Area Plan.

Policy 6.1.43: [L] (Effective 12/7/99)

For Target Planning Areas Planned Developments that are split by an interstate highway that limits integration across the entire Target Planning Area, separate Target Areadevelopment Plans, separate Master Plans and implementing PUDs may be adopted for each side. Subdivision or development of an area on one side of the interstate shall be dependent upon the prior adoption of a Target Area PlanMaster Plan for that side of the interstate only.

Policy 6.1.4: [L] (Effective 6/28/95)

Local governments are authorized to adopt Land Development Regulations necessary to implement the Planned Development provisions as set forth in this objective and related policies. Regulations shall be applied only by that governmental entity having legal jurisdiction for the Planned Development area.

Policy 6.1.5: [L] (Effective 6/28/95)

Planned Developments which are to be developed at urban densities and provided with urban services shall be considered appropriate for annexation.

Policy 6.1.6: [L] (Effective 1/19/02)

In consideration of the final boundaries of the Miccosukee Canopy Road Greenway acquired by the State of Florida, all property adjoining the Testarina Primitive Baptist Church and interior of the Greenway shall be exempted from all requirements associated with the Critical Planning Area.

CRITICAL PLANNING AREAS

Objective 6.2 and related policies should be deleted, except the portions shifted to Objective 6.1 above.

Objective 6.2: [L] (Rev. Effective 12/23/96)

Undeveloped areas within the Urban Service Area that, as of June 28, 1995, are predominantly in the same ownership, including contiguous parcels under the same ownership or control, and greater than 1,000 acres shall be defined as Critical Planning Areas. Due to the expected impact from the development of these large areas on the surrounding community, these Critical Planning Areas shall require generalized Critical Area Plans, as well as PUD Zoning Districts within the Land Development Regulations. These plans will serve to implement land use decisions based on the unique characteristics of a particular area, including its development impact on the surrounding community, and to provide for a mixture of integrated uses. Future development approval shall be consistent with the Critical Area Plans (CAPs) and PUD Zoning Districts.

Policy 6.2.1: [L] (Effective 6/28/95)

Prior to the development or subdivision of a Critical Planning Area, except as provided in Policy 6.2.4 (?), the generalized Critical Area Plan shall be developed and the approved development amounts (including density as a factor of dwelling units per acre with minimum and maximum density if applicable and intensity of nonresidential in terms of FAR, total square footage and a range of acreage for all land uses) in the a Critical Area Plan shall be adopted as part of the Comprehensive Plan to set the general parameters for development within that Critical Planning Area.

Policy 6.2.2: [L] (Effective 6/28/95)

PUDs or DRIs created as part of (?) the Critical Area Plans shall identify the following (maybe we need to include the steps required for a CPA; maybe we need to add the term master plan):

- a) ~~An identification of preservation and conservation features, as defined in the Comprehensive Plan and a description of how these features will be protected.~~
- b) ~~A generalized site plan (master plan) showing the distribution and development phasing of future land uses for the area and the minimum and maximum allowable densities and intensities, total dwelling units, and total square footage.~~
- c) ~~A transportation plan showing the major transportation network for the area. The plan shall address the issues of capacity maintenance, promotion of mass transit and pedestrian accessibility, and protection of canopy roads, if applicable.~~
- d) ~~A facilities plan which identifies the type, demand, and general location of needed utilities in relation to existing and scheduled utilities in the areas of the development, as well as the location of proposed schools, parks and open space.~~
- e) ~~A set of development guidelines that will direct the development of subsequent site specific development projects as part of a PUD. These guidelines shall address, but not be limited to, the interrelationships of uses, energy efficiency, pedestrian access, and crime prevention.~~
- f) ~~If allowances are to be made for developments that are different than the requirements specified in the Comprehensive Plan, these allowances should be specifically identified. (I propose deleting f because CAPs will have to be consistent with the comprehensive plan)~~

Policy 6.2.3: [L] (Effective 6/28/95) (Move to LDRs)

~~Within the Critical Planning Areas, and immediately following the adoption of a Critical Area Plan (CAP), PUD Zoning Districts shall be adopted in phases to include development criteria for each phase of the Critical Area Plan. These Zoning Districts shall identify the location of general land uses, more specific timing requirements for each phase of the CAP, and the development standards for the area. These Zoning Districts shall ensure consistency with the Critical Area Plan and provide for a mixture of integrated uses. Except as provided in Policy 6.2.4., property within a Critical Planning Area may not be subdivided or developed prior to the adoption of a PUD Zoning District as part of the zoning code and land development regulations. To develop or subdivide within a Critical Planning Area, a developer must submit a site plan for site plan review which is consistent with the CAP and the PUD Zoning Districts.~~

Policy 6.2.4: [L] (Rev. Effective 12/7/99)

A portion of a Critical Planning Area may be developed prior to the adoption of a Critical Area Plan and the subsequent inclusion of the approved development amounts in the comprehensive plan. This exception is permitted in the following situations:

- a) ~~If a property owner wishes to subdivide or develop a portion of a Critical Planning Area before a Critical Area Plan (CAP) and/or PUD Zoning Districts specific to the area are adopted. The size of the parcel subdivided or developed shall not exceed 200 acres, including contiguous properties under the same ownership or control. A PUD, subject to the requirements of Objective 6.1 and its implementing policies, shall be required. This advance development option shall be permitted only once for any individual property owner. This option shall not be utilized by subsequent property owners resulting from the use of this option;~~
- b) ~~Flexibility may also be provided for discreet areas of the Critical Planning Area that are separated by an interstate highway that prevents the integration with the remainder of the Critical Planning. This flexibility shall be dependent on the size of each of these discreet areas as they existed on June 28, 1995, as described below:~~
 - i. ~~A property owner may subdivide or develop a portion of the Critical Planning Area before a CAP and/or PUD Zoning Districts specific to the area if that portion is less than 20 acres and~~

- isolated from the remainder of the Critical Planning Area due to an interstate highway that prevents integration with the remainder of the Critical Planning Area. For such isolated, contiguous property less than 20 acres, the standard PUD procedures, as specified in the Land Development Regulations, shall be used and no CAP or Target Area Plan shall be required prior to the subdivision or development of that portion;
- ii. If the contiguous property on one side of the interstate highway is greater than 1,000 acres, that portion shall follow the Critical Planning Area procedures for development.
 - iii. If the contiguous property is between 20 and 1,000 acres, the Target Planning Area PUD provisions of Objective 6.1 and its implementing policies shall be used.
- e) Within a Critical Planning Area, the size of a PUD that is adopted prior to the adoption of a Critical Area Plan and the PUD Zoning Districts, pursuant to Policy 6.2.4(a)[L], shall not exceed 200 acres, including contiguous properties under the same ownership or control;
- d) Once a Critical Area Plan is adopted as part of the Comprehensive Plan, and the PUD Zoning Districts are adopted for the relevant phase, site plans of any size and number within that phase may be approved, so long as they are consistent with the Critical Area Plan and PUD Zoning Districts; and
- e) It is the intent of local government to allow timely installation of facilities and infrastructure recognized by the City and/or County Commission as being important for the orderly growth of the community. Subdivision of a portion of a Critical Planning Area for sale or donation to a public or quasi-public entity for the purpose of conservation, preservation, or passive resource-based recreation use shall not be contingent upon the adoption of a CAP and PUD Districts, but shall be required to submit a management plan to be approved by the local government in lieu of a PUD or site plan. Subdivision and development of a portion of a Critical Planning Area for sale or donation for the purpose of providing schools (pre-kindergarten through twelfth grade) and/or infrastructure to serve primarily offsite needs shall not, likewise, be contingent upon the adoption of a CAP and PUD Districts, but shall be required to follow the review procedures for a PUD. Onsite infrastructure needed primarily for the future development of the Critical Planning Area shall not be included as part of the advance development option provided in this paragraph. The educational facilities and types of infrastructure that are intended to be accessible by the public shall be designed for integrated auto, pedestrian and bicycle access, and shared access. The school facilities and infrastructure shall include adequate buffering for the remainder of the Critical Planning Area. If any of these public acquisitions reduces the remaining acreage of the Critical Planning Area below 1,000 acres, the Target Planning Area provisions shall apply to all remaining acreage.

The Suburban land use category would be applied to these areas:

Policy 6.2.5: [L] (Effective 6/28/95)

No later than the start of the 95-96 budget review, and for each fiscal year thereafter, the City Commission and the Board of County Commissioners shall approve, as part of the annual budget process, a schedule of Critical Area Plans to be developed in that fiscal year. Either local government may amend the annual work plan for its jurisdiction, or undertake additional Critical Area Plans, as long as sufficient resources are provided to avoid any delays to the remaining elements of the work plan.

Policy 6.2.6: [L] (Effective 6/28/95)

~~All Critical Area Plans as set forth in these objectives and policies shall be adopted performed only by that governmental entity having legal jurisdiction for the areas to be studied. That is, only Leon County shall have the authority to adopt Critical Area Plans for areas in the unincorporated area of Leon County, whether such property is located within or outside of the Urban Services Area boundary. Likewise, only the City of Tallahassee shall have the authority to adopt Critical Area Plans for areas within the city limits, whether such property is located within or outside of the Urban Services Area Boundary. Furthermore, this Policy shall not preclude both local governments from jointly preparing such a plan for subsequent adoption by the governments with jurisdiction.~~

~~Policy 6.2.7: [L] (Effective 6/28/95)~~

~~Targeted Planning Areas and Critical Planning Areas which are to be developed at urban densities and provided with urban services shall be considered appropriate for annexation.~~

~~Policy 6.2.8: [L] (Effective 6/28/95)~~

~~Local government is authorized to adopt land development regulations to implement the above referenced Critical Area Plans, PUD Zoning Districts, and requirements for PUDs and Site Plans.~~

~~Policy 6.2.9: [L] (Effective 1/19/02)~~

~~In consideration of the final boundaries of the Micoosukee Canopy Road Greenway acquired by the State of Florida, all property adjoining the Testerina Primitive Baptist Church and interior of the Greenway shall be exempted from all requirements associated with the Critical Planning Area.~~

FUTURE TARGET PLANNING AREAS & CRITICAL PLANNING PLANNED DEVELOPMENT AREAS

Objective 6.32: [L] (Effective 6/28/95)

As demands from a rapidly increasing population may require the expansion of the Urban Service Area in the future, additional areas will be identified as ~~Targeted Planning Areas and Critical Planning Areas~~ Planned Development areas upon their inclusion within the Urban Service Area.

Policy 6.32.1: [L] (Effective 12/23/96)

Upon expansion of the Urban Service Area, properties that meet the definitions for ~~Targeted Planning Areas and Critical Planning Areas~~ Planned Development areas shall be designated such as part of the adopted Zoning Map.

Policy LU 10.1.2: Land Use (Rev. Effective 7-7-99)

The Southeast Sector Planning Area shall include a mix of zoning districts that allows a range of types of residential, commercial, office and industrial uses with varying densities and intensities. It shall include areas intended for urban intensity land use that are designated ~~Mixed Use B Suburban~~. Areas not intended for urban intensity land use are designated Rural. The Urban Service Area will be adjusted accordingly (See Figure 10.C).

Phasing of development in the Southeast Sector Planning Area is based on the projections of average densities and intensities occupying corresponding acreage. A comprehensive plan amendment shall be required in order to exceed the projected total number of residential units or the projected total nonresidential acreage for Southwood at full build-out described in Table E.

Land Development Regulations (LDRs) may further limit land use and development intensity and density within the ~~Mixed Use B Suburban~~ designation in order to create areas of the following characteristics;